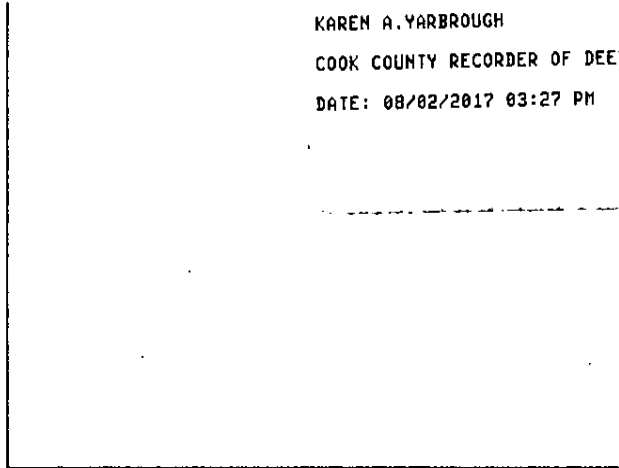




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KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 08/02/2017 03:27 PM PG: 1 OF 5

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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
MUNICIPAL DEPARTMENT - FIRST DISTRICT

CITY OF CHICAGO,
a municipal corporation,
Plaintiff,

v.

LLOYD MCDONALD, ET AL.,
Defendants.

No. 16-M1 400374

Re: 1736 W. STEUBEN ST.

Courtroom 1111

ORDER OF DEMOLITION

This cause coming to be heard on 7-17-17 on the complaint of the Plaintiff, City of Chicago, a municipal corporation ("City"), by Edward Siskel, Corporation Counsel of the City of Chicago, against the following named Defendants:

LLOYD MCDONALD,
UNKNOWN OWNERS, and NONRECORD CLAIMANTS,

The Court being fully advised of the premises of this proceeding and having heard the testimony of the City's inspector, finds that:

1. The Court has jurisdiction of the parties hereto and the subject matter, which is the premises located at the following address: **1736 W. Steuben St., Chicago IL 60643**, and legally described as follows:

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LOT 38 IN BLOCK 77 IN THE SUBDIVISION BY THE BLUE ISLAND AND BUILDING COMPANY KNOWN AS WASHINGTON HEIGHTS IN SECTION 18 AND 19, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This parcel has a Permanent Index Number of **25-19-218-036**.

2. Located on the subject property is a **ONE STORY FRAME SINGLE FAMILY BUILDING**.
3. The Court having heard testimony and evidence finds that the building located on the subject property is dangerous, hazardous, unsafe and beyond reasonable repair under the Unsafe Buildings Statute, 65 ILCS 5/11-31-1 (1996) in that:
 - a. With respect to each OWNER only, failed to remove exposed electrical wiring and maintain electrical system in safe and sound condition. (18-27-300.4, 18-27-410.22, 13196590, 13196641). **ELECTRICAL-EXPOSED WIRING**
 - b. With respect to each OWNER only, failed to repair or replace defective and/or missing electrical fixtures and maintain electrical system in safe and sound condition. (18-27-210.70, 18-27-410.22, 18-27-410.23, 18-27-410.24, 18-27-240.27, 18-27-410.36, 18-27-410.37, 18-27-410.38, 18-27-410.39, 18-27-560.7, 13196590, 13196641). **ELECTRICAL-MISSING FIXTURES; ALTERED**
 - c. With respect to each OWNER only, failed to maintain every floor within a building in safe and sound condition, good repair, and capable of supporting the loads that normal use may cause to be placed thereon. (1312135(c)(2), 1352010, 13196640, 13196540, 13196641). **FLOOR-MISSING FLOORING/DIRT FLOOR AT BASEMENT**
 - d. With respect to each OWNER only, failed to maintain every supply facility, piece of equipment, and utility, including the heating system, in safe and sound condition. (13196590, 13196641). **HEATING-MISSING DUCTWORK; STRIPPED AND INOPERABLE**
 - e. With respect to each OWNER, failed to maintain the exterior of a building so that all exterior walls are free of holes, breaks, loose or rotting boards or timbers, and any other conditions which might admit rain or dampness to the interior portions of the walls or the interior spaces and are protected against the entry of rodents or other animals. (1312135(b)(2), 13196530(b), 13196530(d), 13196641). **MASONRY-HOLES; WASHED OUT MORTAR JOINTS**
 - f. With respect to each OWNER, failed to maintain the exterior of a building so that all foundations, basements, cellars, and crawlspaces are in sound and watertight condition, adequate to support the building, and protected against the entry of rodents or other animals. (1312135(b)(1), 13196530, 13196641). **MASONRY-MISSING SIDING; SCABBED COLUMNS THAT ARE ALTERED**
 - g. With respect to each OWNER, failed to maintain all plumbing fixtures without leaking pipes and completely drain or continuously heat all pipes for water to prevent them from freezing and maintain or repair plumbing system in accordance with the original design so that no hazard to life, health or property is created by such plumbing system. (1312135(c)(3), 13196590, 13196641, 18-29-102.2). **PLUMBING-FAULTY**
 - h. With respect to each OWNER failed to maintain the exterior of a building so that all portions of the roof are adequately supported and maintained in weather tight condition and all gutters, downspouts,

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scuppers, and appropriate flashing are in good repair and adequate to remove water. (1312135(b)(4), 13-196530(c), 13196641, 1312126(b)(8)). ROOF-MISSING DOWNSPOUTS AND GUTTERS/RAFTER-ALTERED

- i. With respect to each OWNER failed to maintain the exterior of a building so that all exterior windows and doors are in sound condition and good repair, so that: windows and doors fit tightly within their frames; window and door frames are constructed and maintained in such relation to the adjacent wall construction as to prevent rain from entering the building; windows and doors are equipped with properly functioning locking hardware; and any window which has broken, cracked, or missing glass or glazing is repaired or boarded in a manner prescribed by code. (1312135(b)(3), 13196550, 13196641, 1312126(b)(1)). SASH-BROKEN, MISSING OR INOPERABLE
- j. With respect to each OWNER, failed to maintain the exterior of a building so that every outside stair or step is in sound condition and good repair and every porch, stoop, deck, veranda, balcony and walk is in sound condition. (1312135(b)(6), 1352010, 13196040, 13196570, 13196641). STAIR- DANGEROUS AND HAZARDOUS; DAMAGED HANDRAIL; IMPROPER HANDRAIL HEIGHT; IMPROPER TREAD AND RISER; MISSING AT REAR
- k. *The building's joists are cut all the way through.*
- l. *The building's porch is rotted & buckling.*
- m. *The building is infested with racoon.*

4. Demolition of the subject property, as a whole, is the least restrictive alternative available to effectively abate the conditions now existing there.

WHEREFORE, IT IS HEREBY ORDERED THAT:

- A. The Court finds that the City has met its obligations under Section 21-410 of the Property Tax Code and that property tax certificate holders are subject, inter alia, to Sections 21-95, 21-100, 21-105, and 22-35 of the Property Tax Code. The property tax certificate holders X is dismissed as a party defendant.
- B. Defendants **LLOYD MCDONALD and UNKNOWN OWNERS and NONRECORD CLAIMANTS**, having been notified by publication, and having failed to appear, answer, or otherwise plead as of the default dates of **DECEMBER 1, 2016** are in default and all allegations in the complaint are deemed admitted against Defendants in default.
- C. An in rem judgment is entered in favor of Plaintiff City of Chicago and against defendants on Count III of the City's complaint seeking demolition authority.
- D. Pursuant to Count II of the City's Complaint, Defendant X shall pay a fine of X with execution to issue.

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- E. Counts I, IV, V, VI, VII, VIII, and all the remaining counts of the City's Complaint are voluntarily withdrawn.
- F. Pursuant to the judgment entered above, 65 ILCS 5/11-31-1, and the City's police powers under Article VII of the Illinois Constitution, the City is granted authorization to demolish the building on the subject property, and is entitled to a lien for the costs of demolition, court costs, and other costs enumerated by statute, and/or other statutory remedies.
- G. The authority granted in Paragraph F above shall be effective Immediately.
- H. Defendant owners are ordered to keep the property secure until it is demolished. The City is authorized to keep the property secure if the owners are unable to do so.
- I. The City's performance under the Order will result in a statutory in rem lien that attaches only to the subject parcel of real estate. If the City seeks a personal judgment against any individual party to this action, it will proceed by separate motion directed to that party.
- J. Defendants with either possession or control of the subject property shall immediately remove any and all persons occupying the subject property and all personal property from said premises instanter so that said premises will be completely vacant and free of personal property before demolition is commenced. The City's Department of Human Services is authorized to assist in the relocation of any tenants.
- K. Pursuant to Illinois Supreme Court Rule 304(a), this is a final and appealable order and the Court finds that there is no just reason for delaying the enforcement or appeal of this order.
- L. The Court reserves jurisdiction of this cause to enforce the terms of this Order, for the purpose of ascertaining demolition costs for entry of money judgments against the defendant owners, and for the purpose of hearing foreclosure proceedings, as defined by the applicable statutes and ordinances.

Pamela Hughes Gillespie
 ENTERED Judge

PLAINTIFF, CITY OF CHICAGO

Edward Siskel, Corporation Counsel

By: 

MATTHEW E. SUHL

Assistant Corporation Counsel
 Building and License Enforcement Division
 30 N. LaSalle Street, Suite 700

Associate Judge
 Pamela Hughes Gillespie

JUL 17 2017

Circuit Court - 1953

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