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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/15/2017 03:04 PM PG: 1 OF 3

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

THE CITY OF CHICAGO, a municipal corporation,
Plaintiff,

v.

US HOME OWNERSHIP, LLC,
FAIR DEAL OF ILLINOIS, INC.,
UNKNOWN OWNERS, and
NONRECORD CLAIMANTS,

Defendants.

Case Number: 16M1401651

Re: 6510 S. Evans Avenue

Courtroom 1109

ORDER OF DEMOLITION

This cause coming on to be heard on, 8/8/2017, on the complaint of the Plaintiff, City of Chicago, a municipal corporation ("City"), by Edward Siskel, Corporation Counsel, against the following named Defendants:

- US HOME OWNERSHIP, LLC;
- FAIR DEAL OF ILLINOIS, INC.; and
- UNKNOWN OWNERS and NONRECORD CLAIMANTS.

The Court being fully advised of the premises of this proceeding and having heard the evidence finds that:

- The Court has jurisdiction of the parties hereto and the subject matter, which is the premises located at the following address: 6510 S. Evans Avenue, Chicago, Cook County, Illinois ("subject property"), legally described as:

LOT 5 IN BLOCK 7 OAKWOOD SUBDIVISION OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

Permanent Index Number: 20-22-222-027-0000.

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2. Located on the subject property is a two-story brick multiple unit dwelling building. The last known use of the subject building was residential.
3. The subject building is dangerous, unsafe and beyond reasonable repair under the terms of the Illinois Municipal Code, 65 ILCS 5/11-31-1 (1996) (Unsafe Buildings), in that:
 - a. Commonwealth Edison terminated electric service to the building.
 - b. The building's heating system is missing a boiler and radiators.
 - c. The building's glazing is broken and missing.
 - d. The building's masonry is smoke, fire, and water damaged.
 - e. The building's masonry has step and stress fractures, washed out mortar joints, and spalling bricks.
 - f. The building's plaster is broken and missing.
 - g. The building's plumbing system is missing fixtures.
 - h. The building's stair system has damaged handrails, improper tread and riser dimensions, and are partially collapsed.
 - i. The building's sashes are broken, missing, and inoperable.
 - j. _____
 - k. _____
4. There has been no work in progress since the beginning of this case at the subject property.
5. The Court finds that it would take major reconstruction of a responsible owner to bring the subject building into full compliance with the Municipal Code, and that the subject building is beyond reasonable repair. The Court further finds that demolition of the subject building 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 holder FAIR DEAL OF ILLINOIS, INC. is dismissed as a party defendant.
- B. Defendants, unknown owners and non-record claimants, having been notified by publication, and having failed to appear, answer, or otherwise plead as of the default date of June 10, 2016, are in default and all allegations in the complaint are deemed admitted against Defendants in default.

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- C. 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. The remaining counts of the City's complaint are voluntarily withdrawn.
- E. 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.
- F. The authority granted in Paragraph E. above shall become effective Immediately.
- G. The City's performance under this 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.
- H. 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.
- I. 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.
- J. The Court reserves jurisdiction of this cause to enforce the terms of this order and for the purpose of ascertaining the demolition costs for entry of a money judgment against the defendant owners, as defined by the applicable statutes and ordinances.
- K. This case is off call.

Judge Leonard Murray

AUG 08 2017

ENTERED
Circuit Court, 2100

PLAINTIFF, CITY OF CHICAGO
EDWARD SISKEL, Corporation Counsel

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