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KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
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IN THE CIRCUIT COURT OF COOK COUNTY
MUNICIPAL DEPARTMENT - FIRST DISTRICT

THE CITY OF CHICAGO, a municipal
corporation,
Plaintiff,

v.

KATHLEEN LANE,
RODNEY A. JONES,
US BANK, NA POOL # 40268, SERIES 2006-
KS1,
BUDGET CONSTRUCTION,
UNKNOWN OWNERS, and
NONRECORD CLAIMANTS,

Defendants.

Case Number: 16 M1 400892

Amount claimed per day (Count I): \$5,000.00
Amount claimed per day (Count V) \$1,000.00
Amount claimed per day (Count VI) \$1,000.00

Re: 8130 S. VINCENNES AVE.
CHICAGO, IL 60620

Courtroom 1111

ORDER OF DEMOLITION

This cause coming to be heard on 10/16/17 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:

KATHLEEN LANE,
RODNEY A. JONES,
US BANK, NA POOL # 40268, SERIES 2006-KS1,
BUDGET CONSTRUCTION,
UNKNOWN OWNERS, and
NONRECORD CLAIMANTS,

16 M1 400892

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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: **8130 S. VINCENNES AVE. CHICAGO, IL 60620**, and legally described as follows:

LOT 12 IN PARMLY'S ADDITION TO AUBURN, SAID ADDITION BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

LOT 7 IN PRUDENCE SULLIVAN'S SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

This parcel has a Permanent Index Number 20-33-121-025; 20-33-121-024

2. Located on the subject property is a FRAME GARAGE AND ONE STORY FRAME 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, failed to secure a vacant building so that all opening are closed and secured using doors, glazed windows, commercial-quality steel security panels, or filled with the same material as the surrounding wall, as applicable, provided that openings greater than one square foot in area may not be boarded with plywood, except as specifically permitted by the Department of Buildings. (13-12-135(d)). With respect to each MORTGAGEE, failed to secure a vacant building's doors and windows so that all such openings are closed and secured, using doors, windows without broken or cracked panes, commercial-quality metal security panels, filled with the same material as the surrounding wall, or board with plywood installed in accordance with rules issued by the Commissioner of Buildings. (13-12-126(b)(1)). BUILDING VACANT AND OPEN
 - b. With respect to each OWNER, failed to secure a vacant building so that all openings are closed and secured using doors, glazed windows, commercial-quality steel security panels, or filled with the same material as the surrounding wall, as applicable, provided that openings greater than one square foot in area may not be boarded with plywood, except as specifically permitted by the Department of Buildings. (13-12-135(d)). With respect to each MORTGAGEE, failed to secure a vacant building's doors and windows so that all such openings are closed and secured, using doors, windows without broken or cracked panes, commercial-quality metal security panels, filled with the same material as the surrounding wall, or board with plywood installed in accordance with rules issued by the Commissioner of Buildings. (13-12-126(b)(1)). GARAGE VACANT AND OPEN

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- c. 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, 13-196-590, 13-196-641). ELECTRICAL-EXPOSED WIRING
- d. 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, 13-196-590, 13-196-641). ELECTRICAL-MISSING FIXTURES; STRIPPED AND INOPERABLE
- e. With respect to each OWNER only, failed to maintain all floors free of holes, grooves, and cracks. (13-12-135(c)(2), 13-196-540(a), 13-196-540(b), 13-196-540(f), 13-196-641). FLOOR-WARPED FLOORING
- f. With respect to each OWNER and MORTGAGEE, 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. (13-12-135(b)(3), 13-196-550, 13-196-641, 13-12-126(b)(1)). GLAZING-BROKEN OR MISSING/SASH BROKEN, MISSING OR INOPERABLE
- g. 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. (13-196-590, 13-196-641). HEATING- MISSING FURNACE; STRIPPED AND INOPERABLE; VANDALIZED
- h. 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. (13-12-135(b)(1), 13-196-530, 13-196-641). With respect to each MORTGAGEE, failed to maintain and secure the exterior of the building and keep the exterior of the property free of vermin and rodents. (13-12-126(b)(8), 13-12-126(b)(11)). MASONRY-MISSING SIDING; FASCIA MISSING
- i. With respect to each OWNER only, failed to maintain every wall and ceiling within a building in safe and sound condition and good repair. (13-12-135(c)(2), 13-196-540, 13-196-641). PLASTER-BROKEN OR MISSING; MOLD ON WALLS/STUD-SMOKE, FIRE OR WATER DAMAGE; WATER DAMAGED PARTITION WALL IN BATHROOM
- j. 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. (13-12-135(c)(3), 13-196-590, 13-196-641, 18-29-102.2). With respect to each MORTGAGEE, failed to winterize a building by cleaning all toilets and completely draining all plumbing systems. (13-12-126(b)(7)). PLUMBING-MISSING FIXTURES; STRIPPED AND INOPERABLE
- k.
- l.
- m.
- n.
- o.

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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:

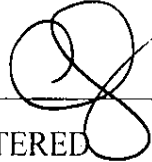
- A. Defendants **UNKNOWN OWNERS and NONRECORD CLAIMANTS**, having been notified by publication, and having failed to appear, answer, or otherwise plead as of the default dates of **April 4, 2016** are in default and all allegations in the complaint are deemed admitted against Defendants in default.
- B. Defendant(s) ~~US Bank, NA POOL 3 40268, SERIES 2006-KS1~~; AND BUDGET CONSTRUCTION has/have failed to appear in court or otherwise answer the complaint and is/are in default and the complaint herein is confessed against said defendant(s).
- 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 _____ shall pay a fine of _____ with execution to issue.
- 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

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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.

Judge Carolyn J. Gallagher



OCT 16 2017 ENTERED Judge

PLAINTIFF, CITY OF CHICAGO

Circuit Court - 2168

Edward Siskel, Corporation Counsel

By:


MATTHEW E. SUHL

Assistant Corporation Counsel
 Building and License Enforcement Division
 30 N. LaSalle Street, Suite 700
 Chicago, Illinois 60602
 Phone: (312)742-1935 Facsimile: (312)744-1054
 ATTY NO. 90909