



\*1814341089\*

Prepared by and  
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KAREN A. YARBROUGH  
COOK COUNTY RECORDER OF DEEDS  
DATE: 05/23/2018 12:10 PM PG: 1 OF 11

## JUDGMENT

BOX 95

CERTIFIED COPY

DAH CASE #: 10 M1 401820  
PLAINTIFF: CITY OF CHICAGO  
DEFENDANT: LLC 1 C/O 306 E FIRST HINSDALE A LLC  
LAST KNOWN ADDRESS: LLC 1 C/O 306 E FIRST HINSDALE A LLC  
C/O JOSEPH VARANAUSKI AKA VARAN  
22 W WASHINGTON FL 15  
CHICAGO, IL 60602  
AMOUNT: \$51,391.00  
EXECUTION DATE: DECEMBER 10, 2012

### MULTIPLE PROPERTIES

PIN #: 20-07-422-013-0000  
PROPERTY: 5331 S PAULINA, CHICAGO, IL 60609

### LEGAL DESCRIPTION:

LOT 36 IN BLOCK 2 IN THE SUBDIVISION OF THE NORTHEAST 1/4 OF THE  
SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE  
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN #: 20-20-310-025-0000  
PROPERTY: 6816 S BISHOP, CHICAGO, IL 60636



**UNOFFICIAL COPY**

Legal Description: LOT 145 IN ENGLEWOOD ON THE HILL, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN #:  
20-28-322-020-0000

PROPERTY:  
7822 S UNION AVE, CHICAGO, IL 60620

**LEGAL DESCRIPTION:**

LOT 6 IN BLOCK 3 IN STORKE'S SUBDIVISION OF AUBURN, A RESUBDIVISION OF BLOCKS 1 TO 16 INCLUSIVE IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT R.R. LANDS IN BLOCKS 15 AND 16 AND EXCEPT LOT 10 IN BLOCK 3, LOTS 3 AND 4 IN BLOCK 7, LOT 4 AND THE NORTH 1/2 OF LOT 5 IN BLOCK 10, AND LOT 12 IN BLOCK 12) IN COOK COUNTY, ILLINOIS. P.I.N. 20-28-322-020. Commonly known as 7822 S. Union Ave., Chicago, IL 60620.

PIN #:  
25-17-315-030-0000

PROPERTY:  
1224 W 109TH ST, CHICAGO, IL 60643

**LEGAL DESCRIPTION:**

4. ~~The land referred to in the Commercial is to use as a commercial~~  
LOT 32 IN WELL'S SUBDIVISION OF BLOCK 8 IN STREET'S SUBDIVISION OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

PIN #:  
16-09-315-049-0000

PROPERTY:  
115 N PINE UNIT A, CHICAGO, IL 60644

**LEGAL DESCRIPTION:**

# UNOFFICIAL COPY

PARCEL 1: THAT PART OF TRACT OF LAND DESCRIBED AS LOT 19 (EXCEPT THE NORTH 4.0 FEET THEREOF): ALL OF LOT 20 AND THE NORTH 3.0 FEET OF LOT 21 IN BLOCK 2 IN CRAFTS ADDITION TO AUSTINVILLE (HEREINAFTER DESCRIBED) LYING WEST OF A LINE DRAWN FROM A POINT ON THE SOUTH LINE OF SAID TRACT 69.46 FEET EAST OF THE SOUTHWEST CORNER OF SAID TRACT TO A POINT OF THE NORTH LINE OF SAID TRACT 69.82 FEET EAST OF THE NORTHWEST CORNER OF SAID TRACT. PARCEL 2: THE SOUTH 16.33 FEET OF THAT PART OF A TRACT OF LAND DESCRIBED AS LOT 19 (EXCEPT THE NORTH 4.0 FEET THEREOF), ALL OF LOT 20 AND THE NORTH 3.0 FEET OF LOT 21 IN BLOCK 2 IN CRAFTS ADDITION TO AUSTINVILLE (HEREINAFTER DESCRIBED) LYING EAST OF A LINE FROM A POINT ON THE SOUTH LINE OF SAID TRACT 157.14 FEET EAST OF THE SOUTHWEST CORNER OF SAID TRACT TO A POINT ON THE NORTH LINE OF SAID TRACT 157.50 FEET EAST OF THE NORTHWEST CORNER OF SAID TRACT ALL IN CRAFTS ADDITION TO AUSTINVILLE, A SUBDIVISION OF NORTHWEST CORNER OF SAID TRACT ALL IN CRAFTS ADDITION TO AUSTINVILLE, A SUBDIVISION OF THE WEST 36 1/4 ACRES OF THE SOUTH 43 3/4 ACRES OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

**PIN #:**  
16-09-315-050-0000

**PROPERTY:**  
115 N. PINE UNIT B, CHICAGO, IL 60644

**LEGAL DESCRIPTION:**



# UNOFFICIAL COPY

PARCEL 1: THAT PART OF TRACT OF LAND DESCRIBED AS LOT 19 (EXCEPT THE NORTH 4.0 FEET THEREOF); ALL OF LOT 20 AND THE NORTH 3.0 FEET OF LOT 21 IN BLOCK 2 IN CRAFTS ADDITION TO AUSTINVILLE AFORESAID LYING EAST OF LINE DRAWN FROM A POINT ON THE SOUTH LINE OF SAID TRACT 69.46 FEET EAST OF THE SOUTHWEST CORNER OF SAID TRACT TO A POINT ON THE NORTH LINE OF SAID TRACT 69.82 FEET EAST OF THE NORTHWEST CORNER OF SAID TRACT AND LYING WEST OF A LINE DRAWN FROM A POINT ON THE SOUTH LINE OF SAID TRACT 123.63 FEET EAST OF THE SOUTHWEST CORNER OF SAID TRACT TO A POINT ON THE NORTH LINE OF SAID TRACT 123.63 FEET EAST OF THE SOUTHWEST CORNER OF SAID TRACT TO A POINT ON THE NORTH LINE OF SAID TRACT 123.99 FEET EAST OF THE NORTHWEST CORNER OF SAID TRACT (EXCEPTING THEREFROM THAT PART THEREOF LYING NORTH OF THE SOUTH LINE OF THE NORTH SIXTEEN (16), FEET OF SAID LOT 19. PARCEL 2: THE NORTH 16.33 FEET OF THE SOUTH 32.66 FEET OF THAT PART OF A TRACT OF LAND DESCRIBED AS LOT 19 (EXCEPT THE NORTH 4.0 FEET THEREOF) ALL OF LOT 20 AND THE NORTH 3.0 FEET OF LOT 21 IN BLOCK 2, IN CRAFT'S ADDITION TO AUSTINVILLE, AFORESAID, LYING EAST OF A LINE DRAWN FROM A POINT ON THE SOUTH LINE OF SAID TRACT 157.14 FEET EAST OF THE SOUTHWEST CORNER OF SAID TRACT TO A POINT ON THE NORTH LINE OF SAID TRACT 157.50 FEET EAST OF THE NORTHWEST CORNER OF SAID TRACT. ALL IN CRAFT'S ADDITION TO AUSTINVILLE BEING CRAFT'S SUBDIVISION OF THE WEST 36 1/4 ACRES OF THE SOUTH 43 3/4 ACRES OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 3: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 18975680 AND FILED AS DOCUMENT 2123160 AND CREATED BY THE DEED FROM NATIONAL BANK OF AUSTIN, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 22, 1977 AND KNOWN AS TRUST NO. 5815, TO FRANK FREEMAN, A BACHELOR, FILED AS DOCUMENT LR-3177057 FOR INGRESS AND EGRESS.



157098  
**UNOFFICIAL COPY**  
IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
MUNICIPAL DEPARTMENT - FIRST DISTRICT

CITY OF CHICAGO, a Municipal Corporation,	)	
	)	
Plaintiff,	)	No: 10 M1 401820
	)	
v.	)	Re: 6816 S. Bishop
	)	
LLC 1, et al.	)	Room 1111
	)	
Defendants.	)	

**ORDER ASCERTAINING PLAINTIFF'S DEMOLITION COSTS**

This cause coming to be heard on the Plaintiff's Motion to Ascertain Demolition Costs, due notice having been given, and the Court being fully advised in the premises and having jurisdiction thereof,

THE COURT FINDS THAT:

1. The structure(s) located on the above captioned property has been wrecked and leveled by the City of Chicago.
2. Plaintiff's demolition and other related costs total \$13,391.00.

IT IS HEREBY ORDERED THAT:

1. As to Plaintiff's demolition costs:  
A personal money judgment is entered against LLC 1 in the amount of \$12,992.00; this judgment is separate from and in addition to any other judgments previously entered by the Court in this matter; Plaintiff has a lien against the subject property in the amount of \$13,391.00.
2. Plaintiff may file a petition to foreclose its demolition lien in this proceeding, either instanter or at a later date, and the Court retains jurisdiction over this case solely for the purpose of adjudicating the foreclosure. The Plaintiff retains the right to file its foreclosure under the Mortgage Foreclosure Act of Illinois in a separate proceeding.
3. This matter is off call.

Stephen R. Patton, Corporation Counsel  
 BY: Peter Mennella  
 Attorney for Plaintiff  
 33 North LaSalle Street, 11<sup>th</sup> Floor  
 Chicago, Illinois 60602  
 (312) 742-0467  
 Attorney No. 90909

Judge, Courtroom 1111

James M. McGirt  
DEC 10 2012  
Circuit Court 1926

DOROTHY BROWN, CLERK OF THE CIRCUIT COURT OF COOK COUNTY

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Property of Cook County Clerk's Office

I hereby certify that the document to which this certification is affixed is a true copy.

~~DOROTHY BROWN~~ MAY 18 2018

Dorothy Brown  
Clerk of the Circuit Court  
of Cook County, IL



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original

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Doc#: 1107029066 Fee: \$42.00  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 03/11/2011 01:07 PM Pg: 1 of 4

Space reserved for the Recorder's Office

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

CITY OF CHICAGO, a municipal corporation,	)	
	)	
Plaintiff,	)	No. 10 M1 401820
v.	)	
	)	Re: 6816 S. Bishop
LLC 1, et al.,	)	
	)	
Defendants.	)	Courtroom: 1109

ORDER OF DEMOLITION

This cause coming to be heard on 3/10/11, on the complaint of the Plaintiff, City of Chicago, a municipal corporation ("City"), by Mara S. Georges, Corporation Counsel of the City of Chicago, against the following named Defendants:

LLC 1  
Unknown Owners and Non-record 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: 6816 S. Bishop, Chicago, Illinois, and legally described as follows:

LOT 145 IN ENGLEWOOD ON THE HILL, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This parcel has a Permanent Index Number of 20-20-310-025.

2. Located on the subject property is a one-story frame residential building.
3. The Court having heard testimony and evidence finds that the building located on the

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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. The building is vacant and open.
  - b. The property is heavily vandalized withering inside and out.
  - c. The electrical system is vandalized with the vital components removed.
  - d. The plumbing system is vandalized and the piping is stripped.
  - e. The plumbing fixtures have been removed and the one remaining is deteriorated.
  - f. The heating system is vandalized and the vital components have been removed.
  - g. The furnace and gas lines have been removed.
  - h. The exterior walls have been vandalized and the siding has been removed.
  - i. The sheathing is exposed and rotted.
  - j. All windows have been vandalized.
  - k. The entrance doors have been vandalized.
  - l. The exterior front stair system and interior stair system to attic is in a dangerous and hazardous condition and both have been vandalized.
  - m. The plaster walls and ceiling have been vandalized and are deteriorated.
  - n. There is substantial fly dumping in the rear of the subject property.
4. Demolition of the subject property, as a whole, is the least restrictive alternative available to effectively abate the conditions now existing there.



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## WHEREFORE, IT IS HEREBY ORDERED THAT:

- A. Judgment is entered in favor of Plaintiff City of Chicago and against Defendants on Counts I, II, & IV of the City of Chicago's complaint for demolition.
- B. The remaining counts of the City's complaint for demolition are voluntarily dismissed.
- C. Pursuant to 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.
- D. The authority granted in Paragraph C. above shall become effective immediately.
- E. LLC 1 is ordered to keep the property secure until it is demolished. LLC 1 is ordered to reimburse the City's litigation costs of \$399 ~~no later than~~ with execution to issue. LLC 1 is ordered to pay a fine of \$38000 ~~to the City no later than~~ with execution to issue, to fully settle Count II of the City's complaint. Payment must be by certified check, business check, or money order, made payable to the City of Chicago. Payment must be delivered to 30 N. LaSalle Street, Suite 700, Chicago, IL, 60602, Attn: Kristina Mokrzycki. Payment must include the case number on its face, and be accompanied by a copy of this court order.
- F. Defendants shall remove any and all persons, if any, occupying the subject property and all personal property from said premises no later than the effective date so that said premises will be completely vacant and free of personal property before demolition is commenced.
- G. Pursuant to Illinois Supreme Court Rule 304(a), this is a final and appealable order. The Court finds no just reason for delay in the enforcement or appeal of this order.

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H. The Court reserves jurisdiction of this cause to enforce the terms of this order and for the purpose of ascertaining and approving the demolition and litigation costs.

ENTERED Judge

*[Handwritten Signature]*  
Associate Judge William G. Friesel  
MAR 10 2011  
Circuit Court - 1764

PLAINTIFF, CITY OF CHICAGO  
MARA S. GEORGES, Corporation Counsel

By: *Maggie Rizzo*  
Maggie Rizzo  
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

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I hereby certify that the document to which this certification is annexed is a true copy.

Date ~~DOROTHY BROWN~~ MAY 18 2018  
Dorothy Brown  
Clerk of the Circuit Court  
of Cook County, IL

