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KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 08/31/2018 02:42 PM PG: 1 OF 4

This space reserved for the Recorder of Deeds.

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

THE CITY OF CHICAGO, a municipal corporation,
Plaintiff,

v.

LUIS ALANIS, ET AL.,

Defendants.

Case Number: **17M1403080**

Re: 4531 S. Paulina Street
Chicago, IL 60609

Courtroom 1109

**ORDER AUTHORIZING DEMOLITION
BY THE CITY OF CHICAGO**

This cause coming to be heard on August 23, 2018 on the complaint of THE CITY OF CHICAGO ("the City"), by and through its attorney, Edward N. Siskel, Corporation Counsel, against the following:

- LUIS A. ALANIS;
- KAMERLINK, STARK, POWERS & MCNICHOLAS, LLC F/K/A KAMERLINK, STARK, MCCORMACK & POWERS, LLC;
- JWS LOANS, LLC F/K/A TWG FUNDING 27 LLC;
- UNKNOWN OWNERS, and
NONRECORD CLAIMANTS,
("Defendants").

The Court having heard evidence and testimony and being fully advised in the premises finds that:

1. The Court has jurisdiction of the subject matter, which is the real estate located at 4531 S. PAULINA STREET, CHICAGO, COOK COUNTY, ILLINOIS ("subject property"), legally described as:

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LOT 13 IN BLOCK 1 IN JASSOY'S RESUBDIVISION OF THAT PART OF THE EAST 10 ACRES OF THE NORTH 15 ACRES OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 LYING EAST OF THE CENTER OF PAULINA STREET OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. Permanent Index Number: 20-06-416-013-0000.

2. Located on the subject property is a TWO STORY FRAME MULTIPLE UNIT DWELLING BUILDING ("subject 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, in that the following violations of the Municipal Code of Chicago exist at the subject property:
 - a. The building's electrical service has been terminated by ComEd.
 - b. The building's electrical system is stripped and inoperable with exposed wiring and missing fixtures.
 - c. The building's flooring is missing, warped, and smoke, fire, and water damaged.
 - d. The building's glazing is broken and missing.
 - e. The building's heating system is stripped, inoperable, and vandalized.
 - f. The building's joists are smoke, fire, and water damaged.
 - g. The building's masonry has collapsed.
 - h. The building's masonry is dangerous and hazardous with holes, missing sections, missing siding, and smoke, fire, and water damage.
 - i. The building's plaster is broken, missing, and smoke, fire, and water damaged.
 - j. The building's plumbing system is stripped and inoperable with missing fixtures.
 - k. The building's rafter is cracked.
 - l. The building's roof has missing shingles, is water damaged, and has a damaged membrane.
 - m. The building's studding is missing.
 - n. The building's sash is broken, missing, and inoperable.
 - o. The building's stairs are dangerous and hazardous with damaged decking, damaged handrails, improper foundations, improper handrail height, missing joist hangers, and missing ledger bolts.
 - p. The building's stairs are smoke, fire, and water damaged.
 - q. _____

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r. _____

s. _____

4. The subject building is beyond reasonable repair and it would take major reconstruction by a responsible owner to bring the subject building into full compliance with the Municipal Code.
5. Demolition of the subject building is the least restrictive alternative available to effectively abate the dangerous and unsafe conditions at the subject property as of August 23, 2018.

WHEREFORE, IT IS HEREBY ORDERED THAT:

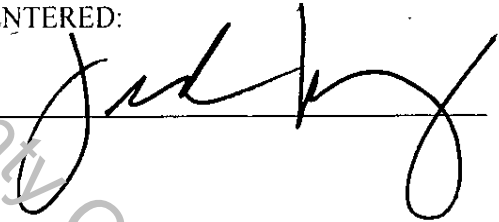
- A. As the City has met its obligations with respect to property tax sale certificate holders under the Property Tax Code (35 ILCS 200/21-410) and property tax sale certificate holders are subject to, *inter alia*, Sections 21-95, 21-100, 21-105, and 22-35 of the Property Tax Code, COOK COUNTY LAND BANK AUTHORITY, is dismissed as a defendant in this case and shall not be included in the term "Defendants" as used in this Order.
- B. Defendants, LUIS A. ALANIS, KAMERLINK, STARK, POWERS & MCNICHOLAS, LLC F/K/A KAMERLINK, STARK, MCCORMACK & POWERS, LLC, AND JWS LOANS, LLC F/K/A TWG FUNDING 27 LLC, have failed to appear in court or otherwise answer the complaint and are in default and the complaint herein is confessed against said defendants.
- C. Defendants, LUIS A. ALANIS, JWS LOANS, LLC F/K/A TWG FUNDING 27 LLC, and UNKNOWN OWNERS and NONRECORD CLAIMANTS, having been notified by publication and having failed to answer, appear, or otherwise plead as of the default date of August 6, 2018 are in default and all allegations in the complaint are deemed admitted against said defendants.
- D. An *in rem* judgment on Count I and IV of the Complaint is entered in favor of Plaintiff, the City of Chicago, and against Defendants.
- E. Counts II, III, V, VI, VII and VIII of the Complaint are voluntarily dismissed, on the City's oral motion.
- 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 subject 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. Such authority shall be effective immediately.
- G. The City's performance under this order shall result in a statutory *in rem* lien that attaches to the subject property only. If the City seeks a personal judgment against any Defendant(s), it shall proceed by separate civil action.

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- H. Any and all Defendants with either possession or control of the subject property shall immediately remove any and all persons occupying the subject building and any and all personal property from the subject property so that the subject property is completely vacant and free of persons and personal property before demolition is commenced.
- I. All Defendants and his / her / their / its agents, heirs, legatees, successors, and assigns shall be permanently enjoined and restrained from renting, using, leasing, occupying, selling or otherwise transferring, in whole or in part, the ownership or controlling interest in the entire premises until the same has / have established full compliance with the Municipal Code of the City of Chicago as stated in this cause and further order of court. Defendant(s) and his / her / their / its agents, heirs, legatees, successors, and assigns shall maintain the subject property in a sanitary, boarded, and secure condition while it remains subject to this injunction or until the property is demolished.
- J. The Court reserves jurisdiction of this cause to enforce the terms of this Order and for the purpose of ascertaining demolition costs and other costs.
- K. This matter is off-call.

ENTERED:



By: _____

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#90909

Judge Leonard Murray

AUG 23 2018

CLERK OF COURT