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EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/23/2019 09:34 AM PG: 1 OF 4

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

THE CITY OF CHICAGO, a municipal corporation,  
Plaintiff,

v.

FREDDIE SANDERS,, et al., UNKNOWN  
OWNERS, and NONRECORD CLAIMANTS,  
Defendants.

Case Number: 16M1402963

Re: 614 N. CHRISTIANA AVE.  
Chicago, IL

Courtroom 1111

ORDER AUTHORIZING DEMOLITION  
BY THE CITY OF CHICAGO

effective 7/31/19 or thereafter

This cause coming to be heard on 7/16/19 on the complaint of THE CITY OF CHICAGO ("the City"), by and through its attorney, Mark Flessner, Corporation Counsel, against the following:

KRISHANA STORY;  
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 614 N. CHRISTIANA AVE., CHICAGO, COOK COUNTY, ILLINOIS ("subject property"), legally described as:

LOT 5 IN THE RESUBDIVISION OF LOTS 13 TO 19, INCLUSIVE, IN BLOCK 2 IN PHINNEY'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 16-11-212-035

2. Located on the subject property is a TWO-STORY BRICK BUILDING ("subject building"). The last known use of the subject building MULTI-UNIT RESIDENTIAL.

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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 and the defendants:

- a. The building is vacant and open. *at basement & rear porch*
- b. The building's masonry is smoke, fire or water damaged, missing siding, and has step or stress fractures and washed out mortar joints. *loose coping stones*
- c. The building's sashes are smoke, fire or water damaged.
- d. The building's joists are smoke, fire or water damaged.
- e. The building's roof is fire and water damaged.
- f. The building's rafter is fire damaged.
- g. The building's glazing is broken or missing. ✓
- h. The building's plumbing is missing fixtures.
- i. The building's plaster is broken or missing and smoke, fire or water damaged. ✓
- j. The building's floors are smoke, fire or water damaged. *holes*
- k. The building's stair system is partially collapsed, has damaged decking and handrails, and missing joist hangers. ✓
- l. The building's stair system is smoke, fire or water damaged.
- m. The building's studding is smoke, fire or water damaged.
- n. The building's heating system is missing ductwork. ✓
- o. The building's electrical service is terminated at building, has exposed wiring, and is missing fixtures. ✓
- p. *dunt & debris throughout, squatter activity, drywall removal*
- q. *open pit & open floor inside*
- r. \_\_\_\_\_
- s. \_\_\_\_\_
- t. \_\_\_\_\_
- u. \_\_\_\_\_

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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 7/16/19.

WHEREFORE, IT IS HEREBY ORDERED THAT:

- A. 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 April 29, 2019, are in default and all allegations in the complaint are deemed admitted against said defendants.
- B. 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.
- C. The remaining counts of the Complaint are voluntarily dismissed, on the City's oral motion.
- D. 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 7/31/19.
- E. 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.
- F. 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.
- G. 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.
- H. 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.

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1. This matter is off

*off - call*

ENTERED:

Judge Michael A. Strom

JUL 16 2019

Circuit Court- 2248

By: \_\_\_\_\_

*N. Yabes*

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