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EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/11/2019 04:04 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.

HOLY COVENANT CHURCH OF GOD IN
CHRIST; CHADWELL TAMBRA; UNKNOWN
OWNERS, and NONRECORD CLAIMANTS,

Defendants.

Case Number: 18M1402852

Re: 1517-21 W. HASTINGS ST.
Chicago, IL

Courtroom 1111

ORDER AUTHORIZING DEMOLITION
BY THE CITY OF CHICAGO

Stayed until 11-10-19

This cause coming to be heard on 10-9-19 on the complaint of THE CITY OF CHICAGO ("the City"),
by and through its attorney, Mark Flessner, Corporation Counsel, against the following:

HOLY COVENANT CHURCH OF GOD IN CHRIST;
CHADWELL TAMBRA;
UNKNOWN OWNERS, and NONRECORD CLAIMANTS,
("Defendants").

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

- The Court has jurisdiction of the subject matter, which is the real estate located at 1517-21 W. HASTINGS ST., CHICAGO, COOK COUNTY, ILLINOIS ("subject property"), legally described as:

LOTS 57, 58 AND 59 IN BLOCK 5 IN SAMPSON AND GREENE'S SUBDIVISION OF BLOCKS 2, 3, 4, 5, 6, 11, 12, 13, AND 14 IN SAMPSON AND GREENE'S ADDITION TO CHICAGO IN THE NORTHWEST 1/4 OF THE SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 17-20-112-012-0000 and 17-20-112-013-0000
- Located on the subject property is a BRICK GARAGE AND TWO STORY BRICK BUILDING ("subject building"). The last known use of the subject building was mixed-use.

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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's masonry has loose or missing brick, step or stress fractures, washed out mortar joints, and smoke, fire or water damage.
 - b. The building's glazing is broken or missing sections and has cracked panes.
 - c. The building's roof has a damaged membrane and fire damage.
 - d. The building's sash is broken, missing or inoperable and has smoke, fire or water damage.
 - e. The building's joist is crack and has smoke, fire or water damaged.
 - f. The building's stair system has damaged decking, damaged handrails, improper foundation, improper handrail height, no ledger bolts, improper tread and riser, the stair system is partially collapsed, and has smoke, fire, or water damage.
 - g. The building's electrical system has comed svc terminated at pole, has exposed wiring, has missing fixtures and is stripped and inoperable.
 - h. The building's heating system is vandalized.
 - i. The building's plumbing system is missing fixtures, and is stripped and inoperable.
 - j. The building's plaster is broken or missing sections and has smoke, fire or water damage.
 - k. The building's floor is warped and has smoke fire or water dammage.
 - l. The building's studs are missing sections and has smoke, fire, or water damage.
 - m. The garage has been found vacant and open.
 - n. _____
 - o. _____
 - p. _____
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 10-9-19.

WHEREFORE, IT IS HEREBY ORDERED THAT:

- A. Defendant(s) HOLY COVENANT CHURCH OF GOD IN CHRIST 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).
- B. Defendants CHADWELL TAMBRA, 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 9/20/2019 are in default and all allegations in the complaint are deemed admitted against said defendants.
- C. 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.
- D. All the remaining counts of the Complaint are voluntarily dismissed, on the City's oral motion.

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- E. Pursuant to the judgment entered above, Municipal Code of Chicago § 13-12-130, 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. *after 11-10-19*
- F. 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.
- G. 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.
- H. 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.
- I. 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 for the purposes of hearing foreclosure proceedings as defined by the applicable statutes and ordinances.
- J. This matter is off-call.

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 Judge Leonard M...
 OCT 09 2019
 Circuit Court - 2109
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