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EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/08/2019 01:29 PM PG: 1 OF 5

Duplicate Order

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

THE CITY OF CHICAGO, a municipal corporation,
Plaintiff,

v.

RODOLFO MEDINA, ET AL.,

Defendants.

Case Number: 16 M1 403212

Re: 1710 N. KARLOV AVE.

Courtroom 1111

Agreed ORDER OF DEMOLITION effective 3/3/20

This cause coming to be heard on 11/5/19, on the complaint of the Plaintiff, City of Chicago, a municipal corporation ("City"), by Edward Siskel, Corporation Counsel, against the following named Defendants:

- RODOLFO MEDINA;
- GAUDENCIA MEDINA;
- FRANCISCO GARCIA; and
- UNKNOWN OWNERS, and NONRECORD CLAIMANTS.

The Court being fully advised of the premises of this proceeding and having heard the evidence, finds that:

1. The Court has jurisdiction of the parties hereto and the subject matter, which is the premises located at the following address: 1710 N. KARLOV AVE., Chicago, Cook County, Illinois ("subject property"), legally described as:

LOT 29 IN BLOCK 22 IN GARFIELD, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 13-34-420-036.

2. Located on the subject property is a FRAME GARAGE AND TWO-STORY BRICK BUILDING. The last known use of the subject building was SINGLE-FAMILY 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 (1996) (Unsafe Buildings), in that:

- a. The building has been found vacant.
- b. The building's masonry has partially collapsed, with loose or missing bricks, holes, and missing sections and siding.
- c. The building's masonry is smoke, fire or water damaged, and has step or stress fractures and washed out mortar joints.
- d. The building's dormer additions to the second floor are coming apart and falling off.
- e. The building's sashes are broken, missing or inoperable.
- f. The building's rafter ends are rotten.
- g. The building's glazing is broken or missing.
- h. The building's roof is water damaged and has a damaged membrane.
- i. The building's studding is smoke, fire or water damaged.
- j. The building's stair system is missing ledger bolts, the handrails are damaged, and the handrail height is improper.
- k. The building's electrical service mast appears to be hanging by wires.

- l. _____
- m. _____
- n. _____
- o. _____
- p. _____
- q. _____
- 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 11/5/19

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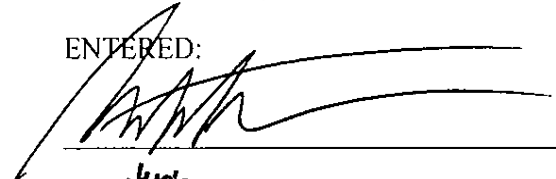
WHEREFORE, IT IS HEREBY ORDERED THAT:

- 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, INTERSTATE FUNDING CORP., is dismissed as defendant(s) in this case and shall not be included in the term "Defendants" as used in this Order.
- B. Defendant FRANCISCO GARCIA has failed to appear in court or otherwise answer the complaint and is in default and the complaint herein is confessed against said defendant.
- C. Defendants 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 July 3, 2017, are in default and all allegations in the complaint are deemed admitted against said defendants.
- D. An *in rem* judgment on Counts I and III of the Complaint is entered in favor of Plaintiff, the City of Chicago, and against Defendants.
- E. Counts II, IV, 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 ~~8/11/20~~ 3/3/20
- 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.
- 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.

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- 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:




Judge Michael A. Strom

NOV 05 2019

Circuit Court-2240

By: 

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 Rodolfo Medina

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1710 N. Karlov Ave., Chicago, IL 60639

13-34-420-036-0000.

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