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EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/20/2019 09:45 AM PG: 1 OF 4

Duplicate Original

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

THE CITY OF CHICAGO a municipal corporation,
Plaintiff,

v.

CHICAGO TITLE LAND TRUST CO.,
SUCCESSOR IN INTEREST TO WESTERN
NATIONAL BANK OF CICERO, AS TRUSTEE
UNDER TRUST NO. 7194 DATED NOVEMBER
5, 1978,

UNKNOWN HEIRS AND LEGATEES OF
EVERETT M. RENFROE, JR.,

UNKNOWN OWNERS, and
NONRECORD CLAIMANTS,

Defendants.

Case Number: 18 M1 402888

Re: 6607 S. MORGAN STREET
CHICAGO, IL 60621

Courtroom 1109

ORDER AUTHORIZING DEMOLITION BY THE CITY OF CHICAGO

This cause coming to be heard on November 7, 2019 on the complaint of THE CITY OF CHICAGO (“the City”), by and through its attorney, Mark A. Flessner, Corporation Counsel, against the following:

CHICAGO TITLE LAND TRUST CO., SUCCESSOR IN INTEREST TO WESTERN NATIONAL BANK OF CICERO, AS TRUSTEE UNDER TRUST NO. 7194 DATED NOVEMBER 5, 1978,

UNKNOWN HEIRS AND LEGATEES OF EVERETT M. RENFROE, JR.,

UNKNOWN OWNERS, and
NONRECORD CLAIMANTS,

(“Defendants”).

The court, having heard the evidence, finds that:

1. The Court has jurisdiction of the subject matter, which is the real estate located at 12036 S. Indiana Avenue, CHICAGO, COOK COUNTY, ILLINOIS (“subject property”), legally described as:

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LOT 4 IN C.B. AND E.D. HOSMER'S SUBDIVISION OF THE WEST HALF OF THE SOUTH WEST QUARTER OF THE SOUTH EAST QUARTER OF THE NORTH EAST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 20-28-228-004-0000.

2. Located on the subject property is a ONE-STORY FRAME SINGLE-FAMILY 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 and the defendants:
 - a. The building's glazing is broken or missing.
 - b. The building has cracked window panes.
 - c. The building's sashes are broken, missing, or inoperable.
 - d. The building's sashes are smoke, fire, and/or water damaged.
 - e. The building has missing siding and holes in the wall at the South elevation, *the wall is also bowing.*
 - f. The building's wall system is rotted, creating a dangerous and hazardous condition.
 - g. The building's roof system is water damaged, deteriorating, and flexing.
 - h. The building's rafters are water damaged.
 - i. The building's joists are smoke, fire, and/or water damaged, *and are structurally compromised.*
 - j. The building's joists are cracked and collapsing, creating a dangerous and hazardous condition.
 - k. The building's flooring is smoke, fire, and/or water damaged, creating a dangerous and hazardous condition.
 - l. The building's stair systems have damaged decking and handrails, improper foundations, and improper handrail heights, creating dangerous conditions at the front and rear porch.
 - m. *The building is completely water saturation.*
 - n. *The Attic floor is collapsing into the dining room.*
 - o. *The dining room area floor is collapsing.*
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.

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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 November 7, 2019.

WHEREFORE, IT IS HEREBY ORDERED THAT:

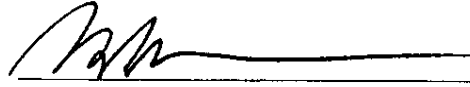
- A. Defendants UNKNOWN HEIRS AND LEGATEES OF EVERETT M. RENFROE, JR., UNKNOWN OWNERS and NONRECORD CLAIMANTS, having been notified by publication and having failed to answer, appear, or otherwise plead as of the default date of October 10, 2019 are in default and all allegations in the complaint are 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. Counts II, III, V, VI and VII 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, Municipal Code of Chicago § 13-12-130, 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.
- 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-call.

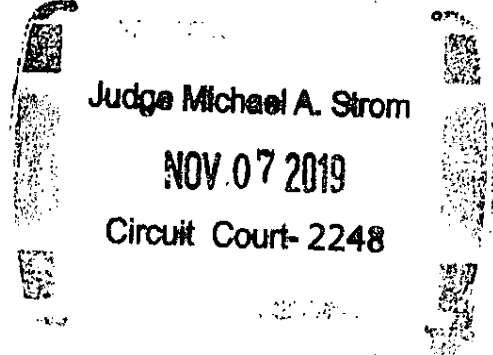
ENTERED:



By: _____

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