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KAREN A. YARBROUGH

COOK COUNTY CLERK

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

THE CITY OF CHICAGO, a municipal corporation,
Plaintiff,

v.

CHERYL HAYNES,
JP MORGAN CHASE BANK, NA A/T/F C-BASS
MORTGAGE LOAN ASSET-BACKED
CERTIFICATES, SERIES 2006-CB3,
INTERNAL REVENUE SERVICE-OFFICE OF
CHIEF COUNSEL,
TTLBL, LLC,
UNKNOWN OWNERS, AND NONRECORD
CLAIMANTS,

Defendants.

Case Number: 19 M1 401894

Re: 8810 S. SAGINAW AVE
Chicago, IL

Courtroom 1109

ORDER AUTHORIZING DEMOLITION
BY THE CITY OF CHICAGO

This cause coming to be heard on 2/10/21 on the complaint of THE CITY OF CHICAGO (“the City”), by and through its attorney, Celia Meza, Acting Corporation Counsel, against the following:

CHERYL HAYNES,
INTERNAL REVENUE SERVICE-OFFICE OF CHIEF COUNSEL,
UNKNOWN OWNERS and NONRECORD CLAIMANTS

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 8810 S. SAGINAW AVE., CHICAGO, COOK COUNTY, ILLINOIS (“subject property”), legally described as:

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CLERK OF COURT
CHICAGO, ILL.

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LOT FIVE (5) IN BLOCK SEVENTEEN (17) IN THE CALUMET AND CHICAGO CANAL AND DOCK COMPANY'S SUBDIVISION IN SECTIONS 5 AND 6, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 26-06-112-032-0000

2. Located on the subject property is a TWO STORY FRAME MULTIPLE UNIT WITH GARAGE 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 IS VACANT AND OPEN AT REAR BASEMENT DOOR.
 - b. THE ELECTRICAL SERVICE TO THE BUILDING HAS BEEN TERMINATED AT THE BUILDING. THE ELECTRICAL HAS EXPOSED WIRING AND MISSING FIXTURES.
 - c. THE BUILDING'S FLOOR IS WARPED.
 - d. THE BUILDING'S GLAZING IS BROKEN OR MISSING.
 - e. THE BUILDING'S HEATING HAS BEEN STRIPPED AND IS INOPERABLE.
 - f. THE BUILDING'S JOIST IS SMOKE, FIRE, OR WATER DAMAGED.
 - g. THE BUILDING'S MASONRY HAS HOLES, LOOSE OR MISSING BRICK, MISSING SECTIONS, STEP OR STRESS FRACTURES, WASHED OUT MORTAR JOINTS.
 - h. THE BUILDING'S PLASTER IS BROKEN OR MISSING.
 - i. THE BUILDING'S PLUMBING IS MISSING FIXTURES AND THE HAS BEEN STRIPPED AND INOPERABLE.
 - j. THE BUILDING'S SASH IS BROKEN, MISSING, OR INOPERABLE.
 - k. THE BUILDING'S STAIR SYSTEM HAS COLLAPSED, DAMAGED DECKING, DAMAGED HANRAILS, AND IS DANGEROUS AND HAZARDOUS.
 - l. THE BUILDING'S STUD IS SMOKE, FIRE, OR WATER DAMAGED.
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 2/10/21.

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WHEREFORE, IT IS HEREBY ORDERED THAT:

- A. Defendant(s): 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 March 12, 2020 are in default and all allegations in the complaint are deemed admitted against said defendants.
- B. An *in rem* judgment on Count(s) I and IV of the Complaint is entered in favor of Plaintiff, the City of Chicago, and against Defendants. INCLUDING THE LARGE STRUCTURE
- C. All other Counts of the Complaint are voluntarily dismissed, on the City's oral motion. N
- 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 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 for the purposes of hearing foreclosure proceedings as defined by the applicable statutes and ordinances.
- I. This matter is off call.

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ENTERED:

Judith

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Judge Leonard Murray
FEB 10 2021
Circuit Court - 2100

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