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KAREN A. YARBROUGH  
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IN THE CIRCUIT COURT OF COOK COUNTY  
MUNICIPAL DEPARTMENT - FIRST DISTRICT

THE CITY OF CHICAGO, a municipal corporation,  
Plaintiff,

v.

KINGSMEN, LLC,  
UNKNOWN OWNERS, and  
NONRECORD CLAIMANTS,

Defendants.

Case Number: 16 M1 401091

Re: 525 W 103<sup>RD</sup> ST  
Chicago, IL 60628

Courtroom 1111

*As per*  
ORDER AUTHORIZING DEMOLITION  
BY THE CITY OF CHICAGO

This cause coming to be heard on 11/25/19 on the complaint of THE CITY OF CHICAGO ("the City"), by and through its attorney, Mark Flessner, Corporation Counsel, against the following:

KINGSMEN, LLC,  
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 525 W. 103<sup>rd</sup> St., CHICAGO, COOK COUNTY, ILLINOIS ("subject property"), legally described as:

LOTS 10 AND 11 IN CORNELIUS DEJONG'S SUBDIVISION OF THE NORTH 179 FEET OF LOT 3 IN SCHOOL TRSUTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 25-16-104-010-0000

2. Located on the subject property is a ONE STORY BRICK CHURCH BUILDING ("subject building").

The last known use of the subject building was PUBLIC ASSEMBLY.

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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 electrical system is stripped and/or inoperable.
- b. The building's electrical wiring is exposed.
- c. The building's electrical system is missing fixtures.
- d. The building's glazing is broken and/or missing.
- e. The building's heating system has been vandalized.
- f. The building's masonry has step and/or stress fractures.
- g. The building's mortar joints are washed out.
- h. The building's masonry has loose and/or missing brick.
- i. The building's masonry is missing sections.
- j. The building's masonry has holes and is partially collapsed.
- k. The building's plastering is broken and/or missing.
- l. The building's plastering has water damaged and visible mold.
- m. The building's plumbing is stripped and/or inoperable.
- n. The building's plumbing is missing fixtures.
- o. The building's roof has damaged membrane.
- p. The building's roof is water damaged.
- q. The building's sashes are broken, missing, and/or inoperable.
- r. The building's stairs have improper treads and risers.
- s. \_\_\_\_\_
- t. \_\_\_\_\_
- u. \_\_\_\_\_

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.

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WHEREFORE, IT IS HEREBY ORDERED THAT:

- A. 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 10/10/2019 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. 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, 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 11-25-19.
- 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.
- I. This matter is off-call.

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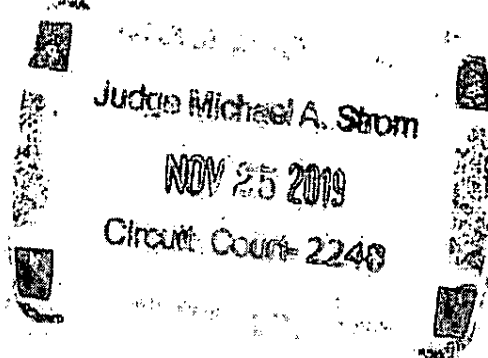
ENTERED:

*[Handwritten Signature]*

By: *[Handwritten Signature]*

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Agreed By:

*[Handwritten Signature]*

Attorney for the D

Elizabeth P. Kiggins

Cervantes Chest & Prince P.C.

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