

UNOFFICIAL COPY



Doc# 2210133051 Fee \$88.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/11/2022 11:46 AM PG: 1 OF 4

Duplicate Original

This space reserved for the Recorder of Deeds.

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

THE CITY OF CHICAGO, a municipal corporation,  
Plaintiff,

v.

PENSCO TRUST CO., CUSTODIAN FOR THE  
BENEFIT OF BRADFORD L. ANDERSON IRA,  
BRADFORD L. ANDERSON,  
UNKNOWN OWNERS, and  
NONRECORD CLAIMANTS,  
Defendants.

Case Number: 19 M1 401768

Re: 8435 S. BUFFALO AVENUE  
CHICAGO, IL 60617

Courtroom 1109

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

This cause coming to be heard on March 16, 2022 on the complaint of THE CITY OF CHICAGO ("the City"), by and through its attorney, Celia Meza, Corporation Counsel, against the following:

PENSCO TRUST CO., CUSTODIAN FOR THE BENEFIT OF BRADFORD L. ANDERSON IRA,  
BRADFORD L. ANDERSON,  
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 8435 S. Buffalo Avenue, CHICAGO, COOK COUNTY, ILLINOIS ("subject property"), legally described as:

LOT 14 IN BLOCK 7 IN ROBERT BERGER'S ADDITION TO HYDE PARK,  
BEING A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHWEST  
FRACTIONAL 1/4 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 15, EAST  
OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SY  
P 4  
S Y-1  
SC  
INT R

19 M1 401768

**UNOFFICIAL COPY**

Permanent Index Number(s): 21-32-206-011-0000.

2. Located on the subject property is a TWO-STORY, MULTIPLE UNIT, FRAME 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 roof is missing shingles.
  - b. The building's masonry is missing siding.
  - c. The building's masonry has possible asbestos in siding.
  - d. The building's glazing is broken and/or missing.
  - e. The building's sashes are broken, missing, and/or inoperable.
  - f. The building's plastering is broken and/or missing.
  - g. The building's electrical system is missing fixtures.
  - h. The building's electrical system is stripped and/or inoperable.
  - i. The building's electrical wiring is exposed.
  - j. The building's heating system is missing ductwork.
  - k. The building's furnace is missing.
  - l. The building's heating system is stripped and/or inoperable.
  - m. The building's heating system is vandalized.
  - n. The building's plumbing is missing fixtures.
  - o. The building's plumbing is stripped and/or inoperable.
  - p. The building's joists are missing.
  - q. The building's joists are over notched.
  - r. The building's studs have damaged headers.
  - s. The building's studs are dangerous and/or hazardous.
  - t. The building is missing studding.
  - u. The building's floors are dangerous and/or hazardous.
  - v. The building is missing flooring.

19 M1 401768

**UNOFFICIAL COPY**

- w. The building's stairs have damaged decking.
  - x. The building's stairs have damaged handrails which are at improper handrail heights.
  - y. The building's stairs have improper foundations.
  - z. The building's stairs have improper treads and risers.
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 March 9, 2022.

**WHEREFORE, IT IS HEREBY ORDERED THAT:**

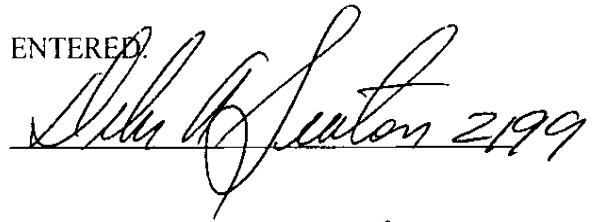
- A. Defendants, UNKNOWN OWNERS and NONRECORD CLAIMANTS, having been notified by publication and having failed to answer, appear, or otherwise plead as of the default date of February 28, 2020, are in default and all allegations in the complaint are deemed admitted against said defendants.
- B. An *in 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, VII and VIII 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.

19 M1 401768

**UNOFFICIAL COPY**

- 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.

ENTERED



Stuart Miles  
 Assistant Corporation Counsel  
 City of Chicago Department of Law  
 Building and License Enforcement Division  
 2 N. LaSalle Street, Suite 320  
 Chicago, Illinois 60602  
 phone: (312) 742-0342  
 stuart.miles2@cityofchicago.org

#90969

Judge Debra Ann Seaton  
 MAR 16 2022  
 Circuit Court - 2199