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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.

5243 S DAMEN LLC,
PATRICE DE VAUGHN,
FAUSTIONO RAMIREZ,
COINTA LANDA,
BLANCHA PINEDA,
PEDRO MORA,
MAROS GARCIA VALLADARES,
UNKNOWN OWNERS, and
NONRECORD CLAIMANTS,

Defendants.

Case Number: 16M1400039

Re: 6921-23 S CLAREMONT AVE
CHICAGO, IL 60636

Courtroom 1109

ORDER AUTHORIZING DEMOLITION BY THE CITY OF CHICAGO

This cause coming to be heard on March 10, 2022 on the complaint of THE CITY OF CHICAGO ("the City"), by and through its attorney, Celia Meza, Corporation Counsel, against the following:

5243 S DAMEN LLC,
PATRICE DE VAUGHN,
FAUSTIONO RAMIREZ,
COINTA LANDA,
BLANCHA PINEDA,
PEDRO MORA,
MAROS GARCIA VALLADARES,

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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 6921-23 South Claremont Street, CHICAGO, COOK COUNTY, ILLINOIS ("subject property"), legally described as:

LOTS 124 AND 125 IN ENGLEWOOD ON THE HILL THIRD EDITION, BEING A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE NORTH 39, 12 ACRES THEREOF AND WEST OF THE RIGHT OF WAY OF THE CHICAGO, ST LOUIS AND PITTSBURG RAILROAD COMPANY, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 20-19-322-010-0000 AND 20-19-322-011-0000.

2. Located on the subject property is a ONE-STORY BRICK BUILDING ("subject building"). The last known use of the subject building was SINGLE FAMILY DWELLING.
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 IS VACANT AND OPEN.
 - b. THE BUILDING'S ELECTRICAL SYSTEM HAS EXPOSED WIRING, AND MISSING FIXTURES.
 - c. THE BUILDING IS MISSING FLOORING.
 - d. THE BUILDING'S WINDOW GLAZING IS BROKEN OR MISSING.
 - e. THE BUILDING'S WINDOW SASHES ARE BROKEN, MISSING, OR INOPERABLE.
 - f. THE BUILDING'S HEATING SYSTEM IS MISSING DUCTWORK, AND MISSING A FURNACE.
 - g. THE BUILDING'S PLASTER IS BROKEN OR MISSING.
 - h. THE BUILDING'S PLUMBING SYSTEM IS MISSING FIXTURES, AND STRIPPED AND INOPERABLE.
 - i. THE BUILDING'S CHIMNEY HAS COLLAPSED.
 - j. THE BUILDING'S MASONRY HAS WASHED OUT MORTAR JOINTS, AND STRESS OR STEP FRACTURES.

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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 10, 2022.

WHEREFORE, IT IS HEREBY ORDERED THAT:

- A. Defendants PATRICE DE VAUGHN and 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 26, 2016, 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.
- G. All Defendants and his / her / their / its agents, heirs, legatees, successors, and assigns shall be permanently enjoined and restrained from renting, using, leasing, or occupying the subject 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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I. This matter is off-call.

ENTERED:

Pamela Reeves-Harris

Order Prepared By:

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Judge Pamela Reeves-Harris

MAR 10 2022

Circuit Court - 2287

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