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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.

JOSEPH JONES,  
LONG BEACH MORTGAGE COMPANY,  
UNKNOWN OWNERS and NONRECORD  
CLAIMANTS,

Defendants.

Case Number: 20M1400294

Re: 11308 S. Indiana Ave.  
Chicago, IL

Courtroom 1109

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

This cause coming to be heard on 5/4/2022 on the complaint of THE CITY OF CHICAGO ("the City"), by and through its attorney, Celia Meza, Corporation Counsel, against the following:

JOSEPH JONES,  
LONG BEACH MORTGAGE COMPANY,  
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 11308 S. Indiana Ave., CHICAGO, COOK COUNTY, ILLINOIS ("subject property"), legally described as:

LOT 4 IN BLOCK 6 IN DYK'S ADDITION TO PULLMAN BEING A SUBDIVISION  
OF LOT 2 IN ASSESSOR'S DIVISION OF THE WEST 1/2 OF THE NORTHWEST  
1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD  
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 25-22-113-034-0000

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2. Located on the subject property is a TWO STORY MULTIPLE UNIT DWELLING 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'S ELECTRICAL SYSTEM IS STRIPPED AND INOPERABLE AND HAS EXPOSED WIRING AND MISSING FIXTURES.
  - b. COMED HAS TERMINATED THE BUILDING'S ELECTRICAL SERVICE AT THE POLE.
  - c. THE BUILDING'S FLOORING IS MISSING IN SECTIONS AND WARPED.
  - d. THE BUILDING'S GLAZING IS BROKEN OR MISSING.
  - e. THE BUILDING'S HEATING SYSTEM IS STRIPPED AND INOPERABLE, VANDALIZED, AND MISSING A FURNACE.
  - f. THE BUILDING'S JOISTS ARE DANGEROUS AND HAZARDOUS AND SMOKE, FIRE, OR WATER DAMAGED.
  - g. THE BUILDING'S MASONRY HAS HOLES, LOOSE OR MISSING BRICK, STEP OR STRESS FRACTURES, AND WASHED OUT MORTAR JOINTS.
  - h. THE BUILDING'S PLASTER IS DANGEROUS AND HAZARDOUS, BROKEN OR MISSING, AND SMOKE, FIRE, OR WATER DAMAGED.
  - i. THE BUILDING'S PLUMBING IS STRIPPED AND INOPERABLE AND MISSING FIXTURES.
  - j. THE BUILDING'S RAFTERS ARE DANGEROUS AND HAZARDOUS.
  - k. THE BUILDING'S ROOF IS MISSING SHINGLES AND IS WATER DAMAGED.
  - l. THE BUILDING'S SASHES ARE BROKEN, MISSING, OR INOPERABLE.
  - m. THE BUILDING'S STAIRS HAVE DAMAGED DECKING AND ARE SMOKE, FIRE, OR WATER DAMAGED.
  - n. THE BUILDING IS MISSING STUDDING.
  - o. THE BUILDING'S STUDDING IS DANGEROUS AND HAZARDOUS AND 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.

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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 5/4/2022.

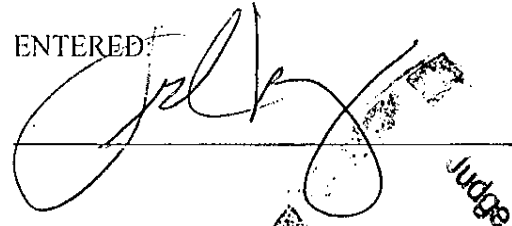
WHEREFORE, IT IS HEREBY ORDERED THAT:

- A. Defendant(s): JOSEPH JONES 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 SEPTEMBER 16, 2021 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.
- C. All other 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, 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.

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I. This matter is off call.

ENTERED



Judge Leonard Murray  
MAY 04 2022  
Circuit Court - 2100

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