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

THE CITY OF CHICAGO, a municipal corporation,
Plaintiff,

v.

DARIO RAMIREZ, et al.

Defendants.

Case Number 18M1403007

Re: 1510 S. LAWDALE AVE
Chicago, IL 60623

Courtroom 1111

ORDER AUTHORIZING DEMOLITION
BY THE CITY OF CHICAGO

This cause coming to be heard on August 17, 2022, on the complaint of THE CITY OF CHICAGO (“the City”), by and through its attorney, Celia Meza, Corporation Counsel, against the following:

DARIO RAMIREZ

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 1510 S. LAWDALE AVE, CHICAGO, COOK COUNTY, ILLINOIS (“subject property”), legally described as:

LOT 3 (EXCEPT THE NORTH 5 FEET AND THE SOUTH 7 FEET THEREOF) IN BLOCK 4 IN BOND'S ADDITION TO CHICAGO, SAID ADDITION BEING A SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

Permanent Index Number(s): 16-23-127-024-0000.

2. Located on the subject property is a TWO STORY BRICK BUILDING (“subject building”). The last known use of the subject building was MULTIPLE UNIT RESIDENTIAL.

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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 masonry has holes, has loose or missing brick and is missing sections.
 - b. The building's masonry has smoke, fire or water damage, has step or stress fractures, has washed out mortar joints, and the exterior course of brick has been destroyed by fake tuck-pointing and parging which has fed water into brick causing spalling and sundering of brick.
 - c. The building's glazing is broken or missing.
 - d. The building's roof has a damaged membrane, has fire and water damage, and the roofing over rear of building and back porch is rotted and collapsing.
 - e. The building's rafters are undersized and are rotten and water damaged.
 - f. The building's electrical system has been terminated by ComEd at the pole.
 - g. The building's electrical system is missing fixtures, has a conduit on exterior separated at connections and is stripped and inoperable.
 - h. The building's gas service has been disconnected.
 - i. The building's heating system is inoperable and stripped.
 - j. The building's plumbing system is missing fixtures, and stripped and inoperable.
 - k. The building's sash is broken, missing or inoperable.
 - l. The building's stair system has damaged decking, has damaged handrails, has improper foundations, is at an improper handrail height, has improper tread and riser, has no joist hangers, is partially collapsed, has smoke, fire or water damage, and has undersized joists.
 - m. The building's rear porch has been removed.
 - n. The building's studs in the basement are converted into improper apartment partitions.
 - o. The building's plaster is missing.
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 8/17/2022.

WHEREFORE, IT IS HEREBY ORDERED THAT:

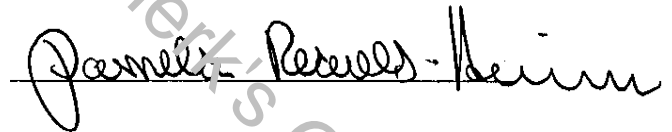

- A. Defendants UNKNOWN OWNERS and NONRECORD CLAIMANTS, having been notified by publication and having failed to answer, appear, or otherwise plead as of the default date of 6/21/2022, are in default and all allegations in the complaint are deemed admitted against said defendants.
- B. An *in rem* judgment 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, and VII 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.

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- 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 motion directed to such Defendant(s).
- 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 entry of money judgment(s) against the defendant owners and for the purposes of hearing foreclosure proceedings as defined by the applicable statutes and ordinances.
- I. This matter is off-call.

ENTERED:

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Judge Pamela Reaves-Harris
 AUG 17 2022
 Circuit Court - 2287