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KAREN A. YARBROUGH  
COOK COUNTY CLERK

DATE: 04/12/2023 10:57 AM PG: 1 OF 4

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

THE CITY OF CHICAGO, a municipal corporation,  
Plaintiff,

v.

8100 S. HOYNE, LLC,  
8100 HOYNE GROUP, INC.,  
ICIB INVESTMENTS, INC.,  
UNKNOWN OWNERS, and  
NONRECORD CLAIMANTS,

Defendants.

Case Number: 21M1401023

Re: 8100 S. HOYNE AVE.  
CHICAGO, IL 60620

Courtroom 1111

ORDER AUTHORIZING DEMOLITION  
BY THE CITY OF CHICAGO

This cause coming to be heard on 4/3/2023 on the complaint of THE CITY OF CHICAGO  
("the City"), by and through its attorney, Maria Azlor-Zas, Senior Assistant Corporation Counsel, against the  
following:

8100 S. HOYNE, LLC,  
8100 HOYNE GROUP, INC.,  
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 8100 S. HOYNE AVE  
CHICAGO, COOK COUNTY, ILLINOIS ("subject property"), legally described as:

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P 4  
S Y-1  
SC \_\_\_\_\_  
INT R

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THE PART OF THE WEST HALF OF LOT 5 IN HUNTER'S SUBDIVISION OF THE NORTH WEST QUARTER OF SECTION 31, TOWNSHP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTH EAST CORNER OF THE WEST HALF OF SAID LOT 5; THENCE SOUTH ALONG THE EAST LINE OF SAID WEST HALF OF LOT 5, 196.19 FEET; THENCE WEST ALONG A LINE WHICH FORMS AN ANGLE OF 89 DEGREES, 59 MINUTES, 5 SECONDS TO THE LEFT WITH THE LAST DESCRIBED COURSE FOR A DISTANCE OF 426.9 FEET; THENCE NORTH WESTERLY ALONG A CURVE CONVEX TO THE SOUTH WEST AND HAVING A RADIUS OF 244.73 FEET FOR A DISTANCE OF 283.72 FEET, (SAID LAST DESCRIBED COURSE BEING THE CENTER LINE OF PRESENT SWITCH TRACK), TO ITS INTERSECTION WITH THE WEST LINE OF SAID LOT 5; THENCE NORTH 36.75 FEET TO THE NORTH WEST CORNER OF LOT 5; THENCE EAST ALONG THE NORTH LINE OF LOT 5; 644.42 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 20-31-120-007-0000

2. Located on the subject property is a SINGLE-STORY BRICK CONSTRUCTION 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 defendant's:

The building's heating system has been damaged by the roof collapse.

The building's wooden bowtruss roof has collapsed at the southwest corner of the building.

The building's roof is dangerous and hazardous.

The building's wooden bowtruss roof system at the northwest demonstrates visible deflection.

All of the building's wooden bowtrusses are water damaged.

The building's joists between the wooden bowtrusses at the center are deflecting.

The building's remaining roof is in danger of collapse.

The building's masonry has partially collapsed.

The building's masonry has holes.

The building's masonry has loose or missing brick.

The building's masonry is missing in sections.

The building's masonry has step or stress fractures and washed-out mortar joints.

The building's glazing is broken or missing.

The building's sash is broken, missing or inoperable.

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The building's rafters have collapsed.

The building's rafters are dangerous and hazardous.

The building's joists are cracked, partially collapsed and smoke, fire or water damaged.

The building's joists are dangerous and hazardous.

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 immediately.

WHEREFORE, IT IS HEREBY ORDERED THAT:

- A. As the City has met its obligations with respect to property tax sale certificate holders under the Property Tax Code (35 ILCS 200/21-410) and property tax sale certificate holders are subject to, *inter alia*, Sections 21-95, 21-100, 21-105, and 21-35 of the Property Tax Code, ICIB INVESTMENTS, INC. is/are dismissed as defendant(s) in this case and shall not be included in the term "Defendants" as used in this Order.
- B. Defendant(s) 8100 S. HOYNE, LLC and 8100 HOYNE GROUP, INC. has/have failed to appear in court or otherwise answer the complaint and is/are in default and the complaint herein is confessed against said defendant(s).
- C. Defendants UNKNOWN OWNERS and NONRECORDED CLAIMANTS, having been notified by publication and having failed to answer, appear, or otherwise plead as of the default date of 5/11/2022, are in default and all allegations in the complaint are deemed admitted against said defendants.
- D. 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.
- E. Counts II, III, V, VI, and VII of the Complaint are voluntarily dismissed, on the City's oral motion.
- F. 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.
- G. 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).
- H. 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

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property so that the subject property is completely vacant and free of persons and personal property before demolition is commenced.

- I. 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.
- J. 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.
- K. This matter is off-call.

ENTERED:

*Debra Ann Seaton 2199*

*MAZ*

By: \_\_\_\_\_

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#90909

Judge Debra Ann Seaton  
 AFR 03 2023  
 Circuit Court - 2199