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

THE CITY OF CHICAGO, a municipal corporation,  
Plaintiff,

v.

THE UNKNOWN HEIRS AND LEGATEES OF  
ROSIE MAE GROVES,

COUNTY OF COOK D/B/A COOK COUNTY  
LAND BANK AUTHORITY, *et al.*

Defendants.

Case Number: 22M1400670

Re: 1953 S. CHRISTIANA AVE  
Chicago, IL 60623

Courtroom 1111

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INT JP

ORDER AUTHORIZING DEMOLITION  
BY THE CITY OF CHICAGO

This cause coming to be heard on April 5, 2023, on the complaint of THE CITY OF CHICAGO (“the City”), by and through its attorney, Megan Stiarwalt, Assistant Corporation Counsel, against the following:

THE UNKNOWN HEIRS AND LEGATEES OF ROSIE MAE GROVES,  
COUNTY OF COOK D/B/A COOK COUNTY LAND BANK AUTHORITY,

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 1953 S. CHRISTIANA AVE, CHICAGO, COOK COUNTY, ILLINOIS (“subject property”), legally described as:

LOT 27 IN BLOCK 13 IN DOUGLAS PARK ADDITION TO CHICAGO IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Permanent Index Number(s): 16-23-420-019-0000.

2. Located on the subject property is a TWO-STORY ORDINARY CONSTRUCTION BUILDING (“subject building”). The last known use of the subject building was MULTIPLE UNIT 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 was found vacant and open.
  - b. The building's heating system is missing ductwork.
  - c. The building's heating system is missing a furnace.
  - d. The building's heating system is stripped and inoperable.
  - e. The building's floor is missing.
  - f. The building's floor is smoke, fire or water damaged.
  - g. The building's roof has a damaged membrane.
  - h. The building's roof is water damaged.
  - i. The building's plaster is broken or missing.
  - j. The building's plaster is smoke, fire or water damaged.
  - k. The building's studs are smoke, fire or water damaged.
  - l. The building's masonry has holes.
  - m. The building's masonry has loose or missing brick.
  - n. The building's masonry is missing siding.
  - o. The building's masonry has step or stress fractures.
  - p. The building's masonry has washed out mortar joints.
  - q. The building's glazing is broken or missing.
  - r. The building's glazing has cracked panes.
  - s. The building's sashes are broken, missing or inoperable.
  - t. The building's sashes are smoke, fire or water damaged.
  - u. The building's plumbing system is missing fixtures.
  - v. The building's plumbing system is stripped and inoperable.

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- w. The building's stairs have damaged decking and damaged handrails.
  - x. The building's stairs are smoke, fire or water damaged.
  - y. The building's electrical system has exposed wiring.
  - z. The building's electrical system is missing fixtures.
  - aa. The building's electrical system is stripped and inoperable.
  - bb. The building's joists are 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.
  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 4/5/2023.

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

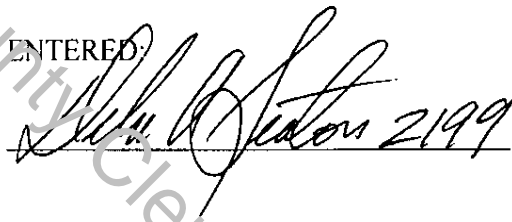
- A. As the City has met its obligations with respect to property tax sale certificate holders under the Property Tax Code (35 ILCS 200/21-410) and property tax sale certificate holders are subject to, *inter alia*, Sections 21-95, 21-100, 21-105, and 22-35 of the Property Tax Code, COUNTY OF COOK D/B/A COOK COUNTY LAND BANK AUTHORITY is/are dismissed as defendant(s) in this case and shall not be included in the term "Defendants" as used in this Order.
- B. Defendants THE UNKNOWN HEIRS AND LEGATEES OF ROSIE MAE GROVES 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 March 13, 2023, are in default and all allegations in the complaint are deemed admitted against said defendants.
- C. 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.
- D. Counts II, III, V, VI, and VII of the Complaint are voluntarily dismissed, on the City's oral motion.
- E. 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.
- F. 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).

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- G. 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.
- H. 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.
- I. 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.
- J. This matter is off-call.

ENTERED



Judge Debra Ann Seaton

APR 05 2022

Circuit Court - 2199



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