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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/11/2023 10:32 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.

NANNETTE CULP,

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR ARGENT  
SECURITIES INC., ASSET-BACKED PASS-  
THROUGH CERTIFICATES, SERIES 2003-W10,

UNKNOWN OWNERS, and  
NONRECORD CLAIMANTS,

Defendants.

Case Number: 17 M1 402426

Re: 8524 S. ESSEX AVE.  
CHICAGO, IL 60636

Courtroom 1109

### ORDER AUTHORIZING DEMOLITION BY THE CITY OF CHICAGO

This cause coming to be heard on 6/28/2023 on the complaint of THE CITY OF CHICAGO  
("the City"), by and through its attorney, Corporation Counsel, against the following:

NANNETTE CULP,

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR ARGENT SECURITIES INC.,  
ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2003-W10

UNKNOWN OWNERS, and NON-RECORD  
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 8524 S. ESSEX AVE.,  
CHICAGO, COOK COUNTY, ILLINOIS ("subject property"), legally described as:

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S Y-1  
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THE SOUTH 5 FEET OF LOT 8 AND ALL OF LOT 9 AND THE NORTH 5 FEET OF LOT 10 IN J.C. MCCARINE'S RESUBDIVISION OF BLOCK 55 OF HILL'S ADDITION TO SOUTH CHICAGO, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 21-31-317-028-0000

2. Located on the subject property is a SINGLE-FAMILY DWELLING 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 defendants:
  - The building's electrical system has missing fixtures and is stripped and inoperable.
  - The building's flooring has missing flooring.
  - The building's glazing is broken and missing.
  - The building's heating system has a missing furnace, missing ductwork, is vandalized, and is stripped and inoperable.
  - The building's masonry has loose or missing brick, missing siding, step or stress fractures, and washed-out mortar joints.
  - The building's plaster is broken or missing.
  - The building's plumbing system has missing fixtures and is stripped and inoperable.
  - The building's roof has missing shingles and is water damaged.
  - The building's sash is broken, missing, or inoperable.
  - The building's stair system has damaged decking and handrails.
  - The building's stud has damaged headers and is missing studding.
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.

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WHEREFORE, IT IS HEREBY ORDERED THAT:

- A. Defendants UNKNOWN OWNERS and NON-RECORD CLAIMANTS, having been notified by publication and having failed to answer, appear, or otherwise plead as of the default date of 9/20/2019, 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.
- 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.

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ENTERED:

*Pamela Reaves-Harris*

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#90909

Judge Pamela Reaves-Harris

JUN 28 2023

Circuit Court - 2287

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