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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.

CECILIA RAMIREZ,  
TD BANK USA, NATIONAL ASSOCIATION,  
UNKNOWN OWNERS, and  
NONRECORD CLAIMANTS,

Defendants.

Case Number: 21 MI 401502

Re: 2139 W. 50TH PL.  
CHICAGO, IL 60609

Courtroom 1109

### ORDER AUTHORIZING DEMOLITION BY THE CITY OF CHICAGO

This cause coming to be heard on 7/27/2023 on the complaint of THE CITY OF CHICAGO  
("the City"), by and through its attorney, Corporation Counsel, against the following:

CECILIA RAMIREZ,  
TD BANK USA, NATIONAL ASSOCIATION,  
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 2139 W. 50TH PL.,  
CHICAGO, COOK COUNTY, ILLINOIS ("subject property"), legally described as:

LOT 17 IN BLOCK 60 IN CHICAGO UNIVERSITY SUBDIVISION IN THE  
NORTH 1/2 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE  
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Permanent Index Number(s): 20-01-124-004-0000

2. Located on the subject property is a FRAME GARAGE AND TWO-STORY, MULTIPLE-UNIT, FRAME BUILDING ("subject buildings"). The last known use of the subject buildings was RESIDENTIAL.

3. The subject buildings are 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 entire roof is missing.

The building's masonry at the front elevation is loose.

The building's masonry is missing sections.

The building's masonry is smoke, fire, or water damaged, creating a dangerous and hazardous condition.

The building's glazing is broken or missing.

The building's panes are cracked.

The building's sashes are broken, missing, or inoperable, creating a dangerous and hazardous condition.

The building's electrical service has been terminated at the pole.

The building's electrical system is stripped, inoperable, and missing fixtures.

The building's electrical system has exposed wiring.

The building's heating system is missing ductwork and a furnace.

The building's plumbing system is stripped, inoperable, and missing fixtures.

The building's plaster is broken or missing.

The building's plaster is smoke, fire, or water damaged.

The building's studding is missing.

The building's flooring is missing.

The building's joists are smoke, fire, or water damaged.

The building's garage is vacant and open.

The garage's glazing is broken or missing.

4. The subject buildings are beyond reasonable repair and it would take major reconstruction by a responsible owner to bring the subject buildings into full compliance with the Municipal Code.

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5. Demolition of the subject buildings 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. 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 7/26/2023, 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 buildings 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 buildings 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:



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Judge Pamela Reaves-Harris

JUL 27 2023

Circuit Court - 2287

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