



\*2324945100\*

Doc# 2324945100 Fee \$88.00

KAREN A. YARBROUGH  
COOK COUNTY CLERK

DATE: 09/06/2023 12:07 PM PG: 1 OF 3

*Duplicate  
Original*

This space reserved for the Recorder of Deeds.

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

THE CITY OF CHICAGO, a municipal corporation,  
Plaintiff,

v.

UNKNOWN HEIRS AND LEGATEES OF  
CORINE DUGGER,  
CECIL DUGGER,  
U.S. BANK, N.A. S/I/I TO FIRSTAR PARK  
FOREST BANK,  
COUNTY OF COOK D/B/A COOK COUNTY  
LAND BANK AUTHORITY,  
UNKNOWN OWNERS, and  
NONRECORD CLAIMANTS,

Defendants.

Case Number: 22M1401128

Re: 6927 S PARNELL AVE  
CHICAGO, IL 60621

Courtroom 1109

**ORDER AUTHORIZING DEMOLITION  
BY THE CITY OF CHICAGO**

This cause coming to be heard on August 15, 2023 on the complaint of THE CITY OF CHICAGO ("the City"),  
by and through its attorney, Corporation Counsel, against the following:

UNKNOWN HEIRS AND LEGATEES OF CORINE DUGGER,  
CECIL DUGGER,  
U.S. BANK, N.A. S/I/I TO FIRSTAR PARK FOREST BANK,  
COUNTY OF COOK D/B/A COOK COUNTY LAND BANK AUTHORITY,  
UNKNOWN OWNERS, and  
NONRECORD CLAIMANTS,  
("Defendants").

The court, having heard the evidence, finds that:

S  
P 3  
S  
SC  
INT JP

**UNOFFICIAL COPY**

22 MI 401128

1. The Court has jurisdiction of the subject matter, which is the real estate located at 6927 South Parnell Avenue, CHICAGO, COOK COUNTY, ILLINOIS ("subject property"), legally described as:

THE SOUTH 45 FEET OF LOT 19 IN BLOCK 3 IN BECK'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 38 NORTH, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 20-21-318-009-0000.

2. Located on the subject property is a TWO-STORY FRAME BUILDING ("subject building"). The last known use of the subject building was SINGLE FAMILY 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. Comed electrical service has been terminated at the building.
  - b. The building's window glazing is broken or missing.
  - c. The building's masonry has holes, is missing siding, and has step or stress fractures.
  - d. The building's masonry has washed out mortar joints
  - e. The building's roof membrane is damaged.
  - f. The building's window sashes are broken, missing, or inoperable.
  - g. The building's stairs have damaged decking and damaged handrails.
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 August 15, 2023.

WHEREFORE, IT IS HEREBY ORDERED THAT:

- A. Defendants UNKNOWN HEIRS AND LEGATEES OF CORINE DUGGER, 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 April 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, VII and VIII of the Complaint are voluntarily dismissed, on the City's oral motion.

**UNOFFICIAL COPY**

22 M1 401128

- D. Pursuant to the judgment entered above, 65 ILCS 5/11-31-1, Municipal Code of Chicago § 13-12-130, 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 civil action.
- 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, or occupying the subject 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.
- I. This matter is off-call.

ENTERED:



Order Prepared By:

Tim Kellett  
 Assistant Corporation Counsel  
 City of Chicago Department of Law  
 Building and License Enforcement Division  
 2 N. LaSalle Street, Room 320  
 Chicago, Illinois 60602  
 phone: (312) 744-8417  
 timothy.kellett@cityofchicago.org

#90909

