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

THE CITY OF CHICAGO, a municipal corporation,
Plaintiff,

v.

CAROYLYN HENRY AKA CAROLYN
BUCHANAN,
COUNTY OF COOK D/B/A COOK COUNTY
LAND BANK AUTHORITY,
UNKNOWN OWNERS, and
NONRECORD CLAIMANTS,

Defendants.

Case Number: 21 M1 400298

Re: 7114 S GREEN ST
CHICAGO, IL 60621

Courtroom 1109

*Nonc
pro TMC*

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

This cause coming to be heard on July 26, 2022 on the complaint of THE CITY OF CHICAGO ("the City"), by and through its attorney, Corporation Counsel, against the following:

CAROYLYN HENRY AKA CAROLYN BUCHANAN,
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:

- The Court has jurisdiction of the subject matter, which is the real estate located at 7114 South Green Street, CHICAGO, COOK COUNTY, ILLINOIS ("subject property"), legally described as:

LOT 260 IN DOWNING AND PHILLIP'S NORMAL PARK ADDITION, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 (EXCEPT THE SOUTH 149 FEET THEREOF), OF SECTION 29, TOWNSHIP 38 NORTH,

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INT
[Handwritten initials]

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RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 20-29-206-026-0000.

2. Located on the subject property is a TWO-STORY FRAME BUILDING ("subject building"). The last known use of the subject building was MULTIPLE UNIT DWELLING.
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 and the pole.
 - b. The building's electrical system has exposed wiring, missing fixtures, and is stripped and inoperable.
 - c. The building is missing flooring, has warped flooring, and smoke, fire, or water damaged flooring.
 - d. The building's glazing is broken or missing.
 - e. The building's heating system is missing ductwork, a furnace, is vandalized, and is stripped and inoperable.
 - f. The building's joist is smoke, fire, or water damaged.
 - g. The building's masonry has holes, is missing siding, is partially collapsed, is smoke, fire, or water damaged, and has step or stress fractures.
 - h. The building's plaster is broken or missing, and is smoke, fire, or water damaged.
 - i. The building's plumbing system is missing fixtures, and is stripped and inoperable.
 - j. The building's roof has a damaged membrane, is missing shingles, and is water damaged.
 - k. The building's stairs have collapsed, have damaged decking and handrails, and improper foundations.
 - l. The building is missing studding, and its studding is 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 July 26, 2022.

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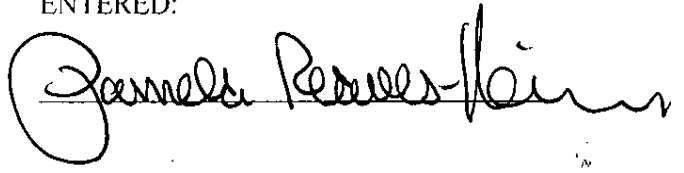
WHEREFORE, IT IS HEREBY ORDERED THAT:

- A. Defendants 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 May 19, 2022, 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.
- 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.

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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

Judge Pamela Reeves-Harris

AUG 22 2023

Circuit Court - 2287

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