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KAREN A. YARBROUGH  
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**IN THE CIRCUIT COURT OF COOK COUNTY  
MUNICIPAL DEPARTMENT – FIRST DISTRICT**

THE CITY OF CHICAGO, a municipal corporation,  
Plaintiff,

v.

LESZEK BIZUB,  
CITIBANK (SOUTH DAKOTA), N.A.,  
DISCOVER BANK,  
UNKNOWN OWNERS, and  
NONRECORD CLAIMANTS,

Defendants.

Case Number: 18M1401145

Re: 7953 S UNION AVE  
CHICAGO, IL 60620

Courtroom 1111

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

This cause coming to be heard on 8/28/2023 on the complaint of THE CITY OF CHICAGO

("the City"), by and through its attorney, Maria Azlor-Zas, Senior Assistant Corporation Counsel, against the following:

LESZEK BIZUB,  
CITIBANK (SOUTH DAKOTA), N.A.,  
DISCOVER BANK,  
PORTFOLIO RECOVERY ASSOCIATES, LLC,  
BB&B DEVELOPMENT, LLC,  
UNKNOWN OWNERS, and NONRECORD  
CLAIMANTS,

("Defendants").

The Court having heard evidence and testimony and being fully advised in the premises finds that:

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1. The Court has jurisdiction of the subject matter, which is the real estate located at 7953 S UNION AVE., CHICAGO, COOK COUNTY, ILLINOIS ("subject property"), legally described as:

THE SOUTH 18 1/2 FEET OF LOT 26 AND THE NORTH 6 1/2 FEET OF LOT 27 IN BLOCK 2 IN GEORGE A. CHAMBERS SUBDIVISION OF THAT PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 20-33-102-022-0000

2. Located on the subject property is a TWO-STORY FRAME MULTIPLE UNIT 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 masonry has missing siding.

The building's masonry has missing sections.

The building's masonry has washed out mortar joints.

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

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

The building's studs have damaged headers.

The building has sashes that are broken, missing, or inoperable.

The building has sashes that are smoke, fire, or water damaged.

The building's window glazing is broken or missing.

The building's joists are dangerous and hazardous.

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

The building's first floor joists are charred and in danger of collapse.

The building contains joists that are, collapsed, cracked, or missing.

The building's stairs have damaged decking and a damaged front porch.

The building's plaster has smoke, fire, or water damage.

The building's plaster contains portions that are broken or missing.

The building's plumbing is damaged by fire debris, stripped, and inoperable.

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The building's plumbing system is missing fixtures.

The building's electrical system is fire and water damaged.

The building's electrical system is missing fixtures and contains exposed wiring.

The building's flooring is dangerous and hazardous.

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

The building's flooring is warped.

The building's heating system is missing a furnace.

The building's heating system is stripped and inoperable.

The building's heating system has been vandalized, fire and 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 immediately.

WHEREFORE, IT IS HEREBY ORDERED THAT:

- A. Defendant(s) LESZEK BIZUB, CITIBANK (SOUTH DAKOTA), N.A., DISCOVER BANK, PORTFOLIO RECOVERY ASSOCIATES, LLC, B&B DEVELOPMENT LLC, AND UNKNOWN OWNERS, AND NONRECORD CLAIMANTS has/have failed to appear in court or otherwise answer the complaint and is/are in default and the complaint herein is confessed against said defendant(s).
- B. Defendants HALINA KRAWIEC and OWNERS, AND NONRECORD CLAIMANTS having been notified by publication and having failed to answer, appear, or otherwise plead as of the default date of 11/14/2019 AND 06/07/2023, 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 I, 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.

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- 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).
- 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.

MAZ

By: \_\_\_\_\_

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ENTERED.

*Pamela Reave Harris*  
 Judge Pamela Reave - Harris

AUG 28 2023

Circuit Court - 2287