

21M1400785

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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.

TARSICIO SANCHEZ, et al.

Defendants.

Case Number: 21M1400785

Re: 1115 WEST 19TH ST  
Chicago, IL 60608

Courtroom 1111

ORDER AUTHORIZING DEMOLITION  
BY THE CITY OF CHICAGO

\* Stayed Until 11/11/23

This cause coming to be heard on 10/4/23, on the complaint of THE CITY OF CHICAGO ("the City"), by and through its attorney, Corporation Counsel, against the following:

TARSICIO SANCHEZ,  
UNKNOWN OWNERS, and  
NONRECORD CLAIMANTS,  
("Defendants").

S ✓  
P ✓  
S ✓  
SC ✓  
INT ✓

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 1115 WEST 19TH ST, CHICAGO, COOK COUNTY, ILLINOIS ("subject property"), legally described as:

LOT 10 IN SUBDIVISION BLOCK "A" IN BLOCK 11 IN WALSH AND MCMULLEN'S SUBDIVISION OF THE SOUTH 3/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 17-20-419-013-0000.

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

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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. The building's heating system is missing ductwork.
  - b. The building's flooring is smoke, fire or water damaged.
  - c. The building's flooring is warped.
  - d. The building's plaster is broken or missing.
  - e. The building's plaster is smoke, fire or water damaged.
  - f. The building is missing studs.
  - g. The building's studs are smoke, fire or water damaged.
  - h. The building's masonry is smoke, fire or water damaged.
  - i. The building's masonry is has washed out mortar joints.
  - j. The building's glazing is broken or missing.
  - k. The building's glazing has cracked panes.
  - l. The building's sash is broken, missing or inoperable.
  - m. The building's sash is smoke, fire or water damaged.
  - n. The building's plumbing is missing fixtures.
  - o. The building's stairs have handrails at an improper height.
  - p. The building's stairs have improper tread and riser.
  - q. The building's stairs are smoke, fire or water damaged.
  - r. The building's exterior stairs are missing at a door in the rear.
  - s. The building's electrical system has exposed wiring.
  - t. The building's electrical system has missing fixtures.
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 10/19/2022.

WHEREFORE, IT IS HEREBY ORDERED THAT:

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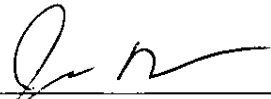
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- A. Defendants UNKNOWN OWNERS and NONRECORD CLAIMANTS, having been notified by publication and having failed to answer, appear, or otherwise plead as of the default date of 10/12/2022, are in default and all allegations in the complaint are deemed 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, 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:

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

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Judge Debra Ann Seaton

OCT 04 2023

Circuit Court - 2199

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