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IN THE CIRCUIT COURT OF COOK COUNTY
MUNICIPAL DEPARTMENT – FIRST DISTRICT

THE CITY OF CHICAGO, a municipal corporation,
Plaintiff,

v.

COUNTY OF COOK D/B/A COOK COUNTY
LAND BANK AUTHORITY,
UNKNOWN OWNERS, and
NONRECORD CLAIMANTS,

Defendants.

Case Number: 21 M1 401188

Re: 10433 S MICHIGAN AVE
CHICAGO, IL 60628

Courtroom 1109

ORDER AUTHORIZING DEMOLITION
BY THE CITY OF CHICAGO

This cause coming to be heard on 3/6/2024 on the complaint of THE CITY OF CHICAGO
("the City"), by and through its attorney, Corporation Counsel, against the following:

COUNTY OF COOK D/B/A COOK
COUNTY LAND BANK AUTHORITY,
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 10433 S MICHIGAN AVE, CHICAGO, COOK COUNTY, ILLINOIS ("subject property"), legally described as:

LOT 4 (EXCEPT THE NORTH 11.75 FEET THEREOF) IN BLOCK 3 IN BERRY'S
SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF
SECTION 15, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Permanent Index Number(s): 25-15-112-044-0000.

2. Located on the subject property is a ONE-STORY, BRICK CHURCH BUILDING ("subject building"). The last known use of the subject building was CHURCH/PUBLIC ASSEMBLY.
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 is smoke, fire, or water damaged.
 - The building's masonry has loose or missing brick, step or stress fractures, and washed-out mortar joints.
 - The building's masonry is partially collapsed, creating a dangerous and hazardous condition.
 - The building's glazing is broken or missing.
 - The building's sashes are broken, missing, or inoperable.
 - The building's sashes are smoke, fire, or water damaged.
 - The building's panes are cracked.
 - The building's electrical service is terminated at the pole.
 - The building's electrical system is stripped, inoperable, and missing fixtures.
 - The building's plumbing system is stripped, inoperable, and missing fixtures.
 - The building's heating system is stripped, inoperable, and missing ductwork and a furnace.
 - The building's flooring is missing.
 - The building's joists are smoke, fire, or water damaged.
 - The building's joists are cracked and over-notched, creating a dangerous and hazardous condition.
 - The building's rafters are cracked and collapsed.
 - The building's roof is missing.
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. 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 1/29/2024, are in default and all allegations in the complaint are deemed admitted against said defendants.

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- 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, or occupying 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. Defendant JESSE MCRARY is hereby dismissed without prejudice.
- 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.

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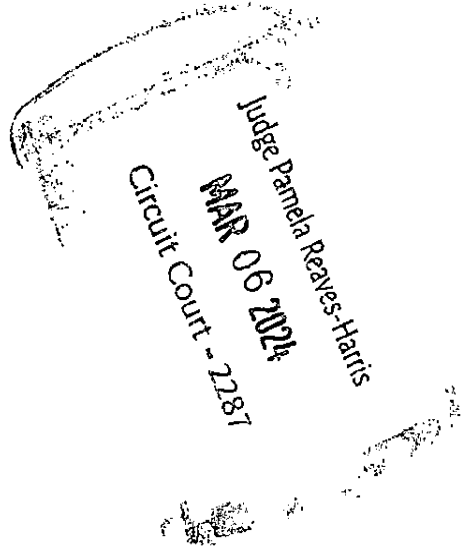
ENTERED:

Pamela Reeves-Harris

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