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

THE CITY OF CHICAGO, a municipal corporation,
Plaintiff,

v.

LENA WASHINGTON,
ONEMAIN FINANCIAL OF INDIANA, INC.,
COOK COUNTY LAND BANK AUTHORITY,
COOK COUNTY,
CAVALRY SPV I, LLC,
ASSET ACCEPTANCE, LLC,
UNKNOWN OWNERS, and
NONRECORD CLAIMANTS,

Defendants.

Case Number: 19 M1 401929

Re: 8647 S KINGSTON AVE
CHICAGO, IL 60619

Courtroom 1109

ORDER AUTHORIZING DEMOLITION BY THE CITY OF CHICAGO

This cause coming to be heard on 10/25/2023 on the complaint of THE CITY OF CHICAGO
("the City"), by and through its attorney, Corporation Counsel, against the following:

LENA WASHINGTON,
ONEMAIN FINANCIAL OF INDIANA, INC.,
COOK COUNTY LAND BANK AUTHORITY,
COOK COUNTY,
CAVALRY SPV I, LLC,
ASSET ACCEPTANCE, LLC,
UNKNOWN OWNERS, and NON-RECORD
CLAIMANTS,

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("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 8647 S KINGSTON AVE, CHICAGO, COOK COUNTY, ILLINOIS ("subject property"), legally described as:

THE NORTH 20 FEET OF LOT 29 AND THE SOUTH 10 FEET OF LOT 30, IN BLOCK 60 IN HILL'S ADDITION TO SOUTH CHICAGO, SAID ADDITION BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 21-31-327-048-0000

2. Located on the subject property is a TWO-STORY, SINGLE-FAMILY BRICK BUILDING WITH FRAME GARAGE ("subject buildings"). The last known use of the subject buildings was RESIDENTIAL.
3. The subject buildings are 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 roof is water damaged.

The building's masonry has holes and loose and/or missing brick.

The building's masonry has step and/or stress fractures.

The building's mortar joints are washed out.

The building's glazing is broken and/or missing.

The building's sashes are broken, missing, and/or inoperable.

The building's plastering is broken and/or missing.

The building's plastering is smoke, fire, and/or water damaged.

The building's electrical service has been terminated.

The building's electrical wiring is exposed.

The building's electrical system is stripped and/or inoperable.

The building's heating system is stripped and/or inoperable.

The building's heating system is vandalized.

The building's plumbing is stripped and/or inoperable.

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

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

The building's floors are warped.

The building's stairs have improper treads and risers.

4. The subject buildings are beyond reasonable repair and it would take major reconstruction by a responsible owner to bring the subject buildings into full compliance with the Municipal Code.
5. Demolition of the subject buildings 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:

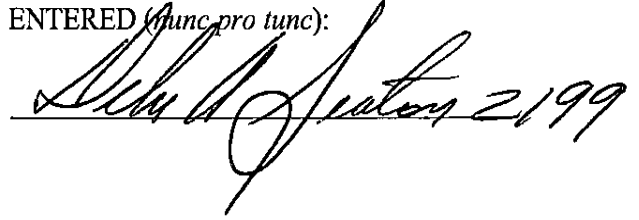
- A. Defendants UNKNOWN OWNERS and NON-RECORD CLAIMANTS, having been notified by publication and having failed to answer, appear, or otherwise plead as of the default date of 5/10/2023, are in default and all allegations in the complaint are deemed admitted against said defendants.
- B. An *in rem* judgment on Counts I and IV of the Complaint is entered in favor of Plaintiff, the City of Chicago, and against Defendant.
- 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 LCS 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 buildings 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 buildings 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. 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

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and for the purposes of hearing foreclosure proceedings as defined by the applicable statutes and ordinances.

- I. This matter is off-call.

ENTERED (*nunc pro tunc*):

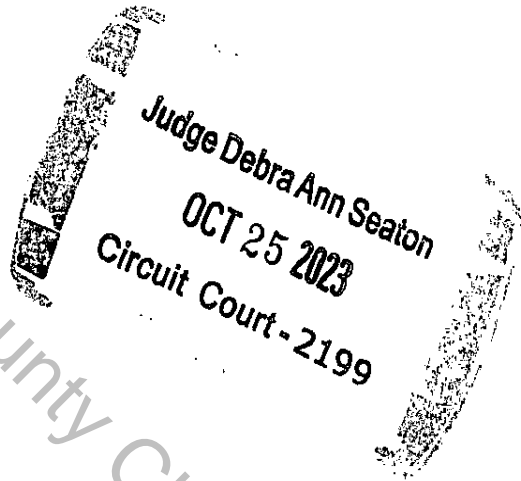


Debra Ann Seaton 2199

Order prepared by:

Zachery Taylor
 Assistant Corporate Counsel
 City of Chicago Department of Law
 Building and License Enforcement Division
 2 N. LaSalle Street, Room 320
 Chicago, Illinois 60602 phone:
 (312) 744-0712
 Zachery.Taylor@cityofchicago.org

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Judge Debra Ann Seaton
 OCT 25 2023
 Circuit Court - 2199

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