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92-10-304-031

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

CITY OF CHICAGO, a municipal corporation,
Plaintiff,

vs.

CHIPPEWA REALTY CORPORATION,
et al.
Defendants.

Case No.

92M1-406260

Address: 5241-43 S. Indiana

PETITION FOR DECLARATION OF ABANDONMENT

Petitioner, City of Chicago, a municipal corporation, by its attorney, Kelly R. Welsh, petitions the court, pursuant to section 11-31-1 (d) of chapter 24 of the Illinois Revised Statutes, to declare abandoned the premises legally described in this petition, and in support thereof states as follows:

1. Petitioner is a municipal corporation, authorized by section 11-31-1 (d) of chapter 24 of the Illinois Revised Statutes to petition for a declaration of abandonment of property within its jurisdiction.

2. The premises described below are located within the City of Chicago, County of Cook:

| | | | |
|--------------------|--------------------|-----------------------------------|----------|
| Legal Description | See Exhibit A | DEPT-09 MISC | 92840378 |
| Commonly known as | 5241-43 S. Indiana | 14555 TRAM 0995 11/10/92 16:23:00 | 3.00 |
| Property Index No. | 20-10-304-031 | 42450 # *-92-840378 | |
| | | COOK COUNTY RECORDER | |

3. Certain of the respondents are owners of the premises. (See Exhibit B for Service List)

4. On information and belief, an inspector from the City of Chicago Department of Buildings conducted an interior and exterior inspection of the premises on October 13, 1992 and is currently alleging unhealthy and unsafe building conditions to wit: that the building at the premises is vacant and open and badly deteriorated.

5. On information and belief, these unsafe and/or unhealthy building conditions pose an imminent threat of irreparable harm to the public health, safety and welfare.

Official Business
City of Chicago

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6. The following parties are necessary parties to granting the relief sought in this petition:

- Chippewa Realty Corporation, record owner, a dissolved Illinois Corporation since December 1, 1982;
- Monument of Love Church of God in Christ, purchaser of the property under the contract recorded on June 25, 1985 as Document No. 85118273;
- Chippewa Apartments, tax Assessee;
- Nora L. Cain, tax buyer at May 27, 1983 scavenger sale for the tax years 1975 through 1980;
- Unknown Owners.

7. On information and belief the building(s) at the premises continues to constitute a danger to the health, safety and welfare of the general public.

8. The premises have unpaid water bills for the following years (See Exhibit C for affidavit of unpaid water bills): Before March 4, 1987.

9. The premises have delinquent taxes for the following years (See Exhibit D) for certificate of delinquent taxes): 1981 through 1990.

10. Upon information and belief, the premises are unoccupied or, if occupied, the occupants are not legally entitled to possession.

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Wherefore, the petitioner prays as follows:

A. That the court enter an order declaring the premises abandoned.

B. That the court enter an order awarding the City a judicial deed in the event this proceeding complies with all the requirements prescribed by law.

C. That the court enter such orders as may be necessary or desirable to maintain petitioner as grantee of said judicial deed in possession of the premises.

D. That the court issue an order for possession, if necessary, to put the petitioner as grantee of said judicial deed in possession of the premises.

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E. That the court grant such other and different relief as the nature of the case may require and as the court deems necessary.

CITY OF CHICAGO, a municipal corporation

BY: Reza Baniassadi
Reza Baniassadi
Assistant Corporation Counsel

Verification by Certification

Under penalties as provided by law, pursuant to Section 1-109 of the Code of Civil Procedure, the undersigned certifies that he is Assistant Corporation Counsel of the City of Chicago and that he is the duly authorized agent of the Plaintiff for the purpose of making this Certification, and that the statements set forth in this Petition for Declaration of Abandonment are true and correct, except as to matters therein stated to be on information and belief and as to such matters he certified as aforesaid that he believes the same to be true.

Reza Baniassadi
Reza Baniassadi
Assistant Corporation Counsel

Kelly R. Welsh, #90909
Corporation Counsel
Attorney for Plaintiff
180 North LaSalle Street
Suite 3100
Chicago, Illinois 60601
312/744-8791

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EXHIBITS TO PETITION FOR ABANDONMENT

- A. LEGAL DESCRIPTION
- B. SERVICE LIST
- C. CERTIFICATE OF UNPAID TAXES
- D. AFFIDAVIT OF UNPAID WATER BILLS

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EXHIBIT B

SERVICE LIST

Case Number

5241-43 S. Indiana
Property Address

Chippewa Realty Corporation, Record Owner
Dissolved Illinois Corporation, December 1, 1962
c/o Frances E. Stokes
6220 S. Throp
Chicago, IL 60636

Monument of Love Church of God in Christ
2113 W. Marquette Road
Chicago, IL 60636
(Purchaser of the property under the contract recorded on June 25,
1985 as Document No. 85118273.)

Chippewa Apartments, Tax Assessee
5600 S. King Dr.
Chicago, IL 60637

Nora L. Cain
5241-43 S. Indiana
Chicago, IL 60615
(Tax buyer at May 27, 1983 scavenger sale for the tax years 1975
through 1980.)

Nora L. Cain
P.O. Box 3065
Southfield, MI 48037
(Tax buyer at May 27, 1983 scavenger sale for the tax years 1975
through 1980.)

Unknown Owners
5241-43 S. Indiana
Chicago, IL 60615

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EXHIBIT A

LEGAL DESCRIPTION

Case Number

5241-43 S. Indiana
Property Address

THE NORTH 1/2 OF LOT 16 AND THE SOUTH 1/2 OF LOT 17 IN BLOCK 3 IN JENNINGS' SUBDIVISION OF PART OF JENNINGS AND MOFFAT'S SUBDIVISION OF THE SOUTH 60 ACRES OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number: 20-10-304-031

Property of Cook County Clerk's Office
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