

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

CITY OF CHICAGO, a Municipal Corporation,)

Plaintiff,)

v.)

HISTORIC PULLMAN FOUNDATION, et al.,)

Defendants.)

Case No: 89M1-404542
Address: 10434 S. Maryland

DEPT. OF REVENUE \$29.00
TAXES TRAN 8936 04/14/93 10:22:00
93-273430
COOK COUNTY RECORDER

ORDER OF ABANDONMENT

This cause coming on to be heard on the City of Chicago's Petition for Declaration of Abandonment for premises described in said petition pursuant to section 5/11-31-1 (d) of chapter 65 of the Illinois Compiled Statutes (1992), the court having jurisdiction of the subject matter and having heard evidence and argument and being fully advised in the premises, FINDS:

1. Petitioner is a municipal corporation, authorized by section 5/11-31-1 (d) of chapter 65 of the Illinois Compiled Statutes (1992) 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

Commonly known as 10434 S. Maryland

Property Index No. 25-14-101-046

3. Certain of the respondents are owners of the premises.

4. Petitioner filed this suit against respondents alleging unhealthy and/or unsafe building conditions, to wit: that the building(s) at the premises was vacant and open and badly deteriorated.

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

WILL CALL

29.00
TT

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6. Petitioner notified respondents of these unhealthy and/or unsafe building conditions at the premises in the following manner:

- LaSalle National Bank n/k/a LaSalle National Trust, N.A., as trustee of Trust No. 107497 was served with a summons and a copy of the complaint on September 1, 1989 and on December 22, 1989, and was served with the amended complaint and petition for declaration of abandonment by registered mail;
- Donna Brown Ashley a/k/a Donna Ashley Brown voluntarily waived service of summons by filing a motion in this proceeding on November 13, 1989, and by appearing at the hearing on the motion, held on November 20, 1989, and was served with the amended complaint and petition for declaration of abandonment by registered mail;
- Dorothy Ashley Brown a/k/a Dorothy Brown Ashley was served via publication in the Daily Law Bulletin on March 1, 8, and 15 of 1993;
- Historic Pullman Foundation was served with a summons and a copy of the complaint on September 6, 1989, and appeared at the hearing held on November 13, 1989 and was granted a protective order, and was served with the amended complaint and petition for declaration of abandonment by regular mail;
- Chicago Title and Trust Company was served with a summons and a copy of the complaint on September 1, 1989 and on December 22, 1989, and was served with the amended complaint and petition for declaration of abandonment by registered mail;
- Bauman Mortgage Corporation filed its appearance by its attorney, Richard S. Weinberg, and was granted a protective order at the hearing held on November 13, 1989, and was served with the amended complaint and petition for declaration of abandonment by registered mail;
- Joanne Hill was served via publication in the Daily Law bulletin on March 1, 8, and 15 of 1993;
- Steven Dukatt was served with a summons and a copy of the amended complaint and petition for declaration of abandonment by substitute service on February 10, 1993;
- Unknown Owners were served via publication in the Daily Law Bulletin on March 1, 8, and 15 of 1993;

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7. Respondent owners failed to correct, after due notice, these unsafe and/or unhealthy building conditions at the premises.

8. The building(s) at the premises continues to represent a danger to the health, safety and welfare of the general public.

9. The premises have delinquent taxes for the following years: Steven Dukatt purchased the 1981 through 1989 delinquent real estate taxes at the 1991 Scavenger Sale on October 9, 1991.

10. The premises have unpaid water bills for the following years: Account delinquent since September 20, 1988.

11. The premises are:

- unoccupied
 unoccupied by persons legally in possession.

12. Notice of this petition was given the respondent owner and other parties in interest in accordance with Supreme Court Rules 11, 12, 104 and 105 and section 2.1 of the Rules of the Circuit Court of Cook County.

13. Respondent owner did not appear at the hearing on this petition.

Wherefore, the court orders as follows:

A. The premises described in paragraph 2 of this order are hereby declared abandoned under the provisions of section 5/11-31-1 (d) of chapter 45 of the Illinois Compiled Statutes (1992).

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B. The petitioner is directed to send notice of this order as required by section 5/11-31-1 (d) of chapter 65 of the Illinois Compiled Statutes (1992).

C. This cause is continued to May 18, 1993, at 11:00 a.m. in Room 1107.

Kelly R. Welsh, #90909
Corporation Counsel

By: Shari Golub

Shari Golub

Assistant Corporation Counsel
30 North LaSalle Street
7th Floor
Chicago, Illinois 60602
(312) 744-8791

Robert W. Bertucci 1584
Judge

JUDGE ROBERT W. BERTUCCI
APR 16 1993
CIRCUIT COURT - 1584

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EXHIBIT A LEGAL DESCRIPTION

89M1-404542

Case Number

10434 S. Maryland

Property Address

LOT 16 IN BLOCK 1 IN FIRST ADDITION TO THE ORIGINAL TOWN OF PULLMAN, A SUBDIVISION OF THE WEST 363.7 FEET OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO OF THE WEST 363.7 FEET OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number(s): 25-14-101-046

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