

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

CITY OF CHICAGO, a Municipal Corporation,
Plaintiff,
v.
ALBERT PIGGEE, et al.,
Defendants.

Case No: 93M1404205
Address: 4009 W. Wilcox

29 Feb

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 4009 W. Wilcox
Property Index No. 16-15-211-021

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.

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

- Albert Piggee was served via publication in the Daily Law Bulletin on October 28, November 4, 11 of 1993;
- Unknown Spouse of Albert Piggee was served via publication in the Daily Law Bulletin on October 28, November 4, 11 of 1993;
- Maggie Piggee was served via publication in the Daily Law Bulletin on October 28, November 4, 11 of 1993;
- Unknown Spouse of Maggie Piggee was served via publication in the Daily Law Bulletin on October 28, November 4, 11 of 1993;
- Unknown Heirs and Legatees of Chetwyn Rodgers were served via publication in the Daily Law Bulletin on October 28, November 4, 11 of 1993;
- Mary Rodgers was served with a summons and complaint by tendering a summons and complaint to her nephew, over the age of thirteen (13) years old, on September 14, 1993;
- Davis Howard was served with a summons and complaint by tendering a summons and complaint to his spouse, over the age of thirteen (13) years old, on September 14, 1993;
- Unknown Spouse of Davis Howard was served via publication in the Daily Law Bulletin on October 28, November 4, 11 of 1993;
- Fannie Howard was served with a summons and complaint on September 14, 1993;
- Unknown Spouse of Fannie Howard was served via publication in the Daily Law Bulletin on October 28, November 4, 11 of 1993;
- State of Illinois was served by tendering a summons and complaint to the Illinois Department of Revenue on August 24, 1993. Further, the Attorney General was tendered the same such papers, via registered mail, on September 28, 1993;

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- Peoples Gas Light and Coke Company was served with a summons and complaint on August 24, 1993;
- Robert Gregory was served with a summons and complaint by tendering a summons and complaint to his son-in-law, over the age of thirteen (13) years old, on October 9, 1993;
- Annie Riley was served via publication in the Daily Law Bulletin on October 28, November 4, 11 of 1993;
- Robert Riley was served via publication in the Daily Law Bulletin on October 28, November 4, 11 of 1993;
- G & R was served with a summons and complaint on August 25, 1993;
- United States of America was served with a summons and complaint on September 7, 1993. Further, its Assistant United States Attorney filed an appearance on its behalf on September 28, 1993;
- Unknown Owners were served via publication in the Daily Law Bulletin on October 28, November 4, 11 of 1993;
- Nonrecord Claimants were served via publication in the Daily Law Bulletin on October 28, November 4, 11 of 1993.

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

8. Respondents have failed to correct, after due notice, these unsafe and/or unhealthy building conditions at the premises.

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

10. The premises have delinquent taxes for the following years: 1986 through 1991

11. The premises have unpaid water bills for the following years: Since before January 30, 1987.

12. The premises are:

- unoccupied
- unoccupied by persons legally in possession.

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13. 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.

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 65 of the Illinois Compiled Statutes (1992).

B. The Court shall enter an order awarding the City of Chicago a judicial deed in the event this proceeding complies with the requirements provided by law.

C. 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).

D. This cause is continued to 4/21 1994, at 11:00 a.m. in Room 1107.

Susan S. Sher, #90909
Corporation Counsel

By: R. Drayer

Robin Drayer

Assistant Corporation Counsel
30 North LaSalle Street
7th Floor
Chicago, Illinois 60602
(312) 744-3791

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Judge

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Circuit Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

93M14425
Case Number

4009 West Wilcox
Property Address

LOT 4 IN BLOCK 5 IN W.M. DERBY'S SUBDIVISION OF THE NORTHEAST 1/4
OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 13
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number(s): 16-15-211-021

Property of Cook County Clerk's Office

FIGURE A-1
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