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Date: 08/16/2005 09:44 AM Pg: 1 of 4

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Anna Dudley  
see p. 4*

#90909

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

CITY OF CHICAGO, a municipal corporation,	)	
	)	
	)	No. 04 M1 400379
v.	)	
	)	Re: 8621 S. Halsted Street
AMCO PROPERTIES, et al.,	)	
	)	
	)	Courtroom: 1109
Defendants.	)	

**AGREED ORDER OF DEMOLITION EFFECTIVE SEPTEMBER 15, 2005 AND  
AGREED JUDGMENT ORDER**

This cause coming to be heard on August 4, 2005, on the complaint and motion to enforce of the Plaintiff, City of Chicago, a municipal corporation ("City"), by Marisa S. Georges, Corporation Counsel of the City of Chicago, against the following named Defendants:

AMCO Properties, Inc.  
AM Investments Co.  
LaSalle Bank, as Trustee of Trust No. 11216-01, and its beneficiary, James Damion  
Unknown Owners and Non-record Claimants

The Court being fully advised of the premises of this proceeding, the parties having appeared and desiring to resolve this matter by agreement, and having heard the testimony of the City's inspector, finds that:

1. The Court has jurisdiction of the parties hereto and the subject matter, which is the premises located at the following address: 8621 S. Halsted Street, Chicago, Illinois, and legally described as follows:

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THAT PART OF LOT 6 LYING EAST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN BLOCK 13, IN SOUTH ENGLEWOOD A SUBDIVISION BY SISSON AND NEWMAN OF THAT PORTION LYING WEST AND SOUTHWEST OF THE HOLLAND SETTLEMENT ROAD SOUTH AND SOUTHEAST OF THE VINCENNES ROAD AND EAST OF THE CENTER LINE OF CHICAGO ROCK ISLAND AND PACIFIC RAILROAD OF SECTIONS 32 AND 33, TOWNSHIP AND RANGE AFORESAID, IN COOK COUNTY, ILLINOIS.

This parcel has a Permanent Index Number of 20-33-314-001.

2. Located on the subject property is a one-story brick commercial structure.
3. The Court having heard testimony and evidence finds that the building located on the subject property is dangerous, hazardous, unsafe and beyond reasonable repair under the Unsafe Buildings Statute, 65 ILCS 5/11-31-1 (1996) in that:
  - a. The building is vacant.
  - b. The mortar in the brickwork is washed out and missing.
  - c. The building's glazing, frames, sashes and trim are broken or missing.
  - d. When assessing the vital systems of the building, its masonry, floors, walls, sashes, frames, doors, trim, stairs, plaster and glazing, the building has a twenty-five (25) percent level of deterioration.
  - e. The roof is rotted and leaks.
  - f. None of the vital systems are operable.
  - g. The window glazing is broken or missing.
  - h. The interior partitions are damaged.
  - i. There is a hole in the block wall.
4. Demolition of the subject property, as a whole, is the least restrictive alternative available to effectively abate the conditions now existing there.

**WHEREFORE, IT IS HEREBY ORDERED THAT:**

- A. Judgment is entered in favor of Plaintiff City of Chicago and against Defendants on Counts I and IV of the City of Chicago's complaint for demolition.
- B. Counts II, III, and V of the City's complaint for demolition are voluntarily dismissed.
- C. Pursuant to 65 ILCS 5/11-31-1 and the City's police powers under Article VII of the Illinois Constitution, the City is authorized to demolish the building and is entitled to a lien for the costs of demolition and debris removal, court costs and other costs enumerated by statute.

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- D. The authority granted in Paragraph C. above shall become effective on September 15, 2005.
- E. Defendants LaSalle Bank, as Trustee of Trust No. 11216-01, and its beneficiary, James Damion shall keep the property secure at all times.
- F. Defendants LaSalle Bank, as Trustee of Trust No. 11216-01, and its beneficiary, James Damion shall remove any and all persons, if any, occupying the subject property and all personal property from said premises no later than the effective date so that said premises will be completely vacant and free of personal property before demolition is commenced. The City's Department of Human Services is authorized to assist in the relocation of any tenants.
- G. Pursuant to Illinois Supreme Court Rule 304(a), this is a final and appealable order. The Court finds no just reason for delay in the enforcement or appeal of this order.
- H. The Court reserves jurisdiction of this cause to enforce the terms of this order and for the purpose of ascertaining the demolition and litigation costs.
- I. The City and the Defendants, LaSalle Bank, as Trustee of Trust No. 11216-01, and its beneficiary, James Damion, agree to settle the City's Motion to Enforce Terms of Mandatory Injunction for Full Compliance by a Date Certain for a total fine of \$5,000.00. Defendants LaSalle Bank, as Trustee of Trust No. 11216-01, and its beneficiary, James Damion agree to pay the City the agreed upon judgment of \$5,000.00 no later than September 6, 2005. Payment must be by certified check or money order, made payable to the City of Chicago. Payment must be mailed or delivered to 30 N. LaSalle Street, Suite 700, Chicago, Illinois, 60602, Attn: Tina Zvanja. Payment must be received by the City no later than 5:00 p.m. on September 6, 2005. Payment must include the case number on the face of the check, and be accompanied by a copy of this Order. If the agreed upon judgment of \$5,000.00 is not paid in full by September 6, 2005, the City is entitled to imposition of the full fine amount against Defendants LaSalle Bank, as Trustee of Trust No. 11216-01, and its beneficiary, James Damion. The full fine amount is \$46,400, and is determined by the number of days Defendants LaSalle Bank, as Trustee of Trust No. 11216-01, and its

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beneficiary, James Damion have violated the Mandatory Injunction for Full Compliance by a Date Certain, from December 15, 2004, until August 4, 2005, a total of 232 days.

Assoc. Judge WILLIAM G. PILEGGI

AUG 04 2005

ENTERED Judge Pileggi **Circuit Court - 1764**

FOR THE PLAINTIFF, City of Chicago:  
MARA S. GEORGES, Corporation Counsel

By: *Ann Dudley*  
Ann Dudley  
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ATTY NO. 90909

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FOR THE DEFENDANTS, LaSalle Bank, as Trustee of Trust No. 11216-01, and its beneficiary,  
James Damion

By: *Timothy Rowells*  
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