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Cook County Recorder of Deeds
Date: 10/11/2007 10:25 AM Pg: 1 of 3

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

CITY OF CHICAGO, a Municipal Corporation,	)))	No. 06 M1 402413
Plaintiff,	))	Re: 220 N. Waller
v.	))	
TANYA THOMAS, et al.,	))	Courtroom 1111
Defendants.	)	

AGREED ORDER OF DEMOLITION EFFECTIVE NOVEMBER 1, 2007

This cause coming to be heard on October 9, 2007, on the Complaint of the Plaintiff, City of Chicago, a municipal corporation ("City"), by Mara S. Georges, Corporation Counsel, against the following named Defendants:

SEAN JONES
UNKNOWN HEIRS AND LEGATEES OF ROSIE HARRIS
UNKNOWN OWNERS AND NON-RECORD CLAIMANTS

The Court being fully advised in the premises, having heard the testimony of the City's inspector, as stipulated to by SEAN JONES, represented by counsel, and the City and SEAN JONES, having agreed to the following, finds that:

1. The Court has jurisdiction of the parties hereto and the subject matter which is the building located at the common address of 220 N. Waller, Chicago, Illinois, and legally described as follows:

   THE SOUTH 33 1/3 FEET OF LOT 15 IN BLOCK 7 IN CARTER'S SUBDIVISION OF BLOCK 5 IN FRINK'S SUBDIVISION OF THE NORTH 36 1/4 ACRES OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8 AND THE NORTH 36 1/4 ACRES OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

   P.I.N.16-08-409-018. The property contains a two-story brick residential building.

2.   The building is dangerous, unsafe and beyond reasonable repair under the terms of the Illinois Municipal Code, 65 ILCS 5/11-31-1 (1996) (Unsafe Buildings), in that:

   A.   The building is vacant.

   B.   The electrical, plumbing and heating systems are inoperable.

   C.   The sheathing are rotting or damaged.

   D.   The interior of the building has sustained water damage.

   E.   The window sashes and frames are loose and rotten.

   F.   The porch members are rotten, broken, or missing.

   G.   The siding is rotten or missing.

   H.   The window glazing is broken or missing.

   I.   The roof has holes and is leaking.

3.   There has been no work in progress since the beginning of this case on the building.

4.   Demolition of the building on the subject property is the least restrictive alternative as of October 9, 2007.
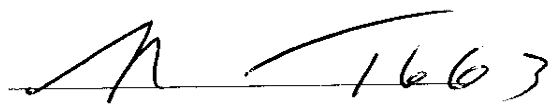
WHEREFORE, IT IS HEREBY ORDERED:

   A.   Judgment is entered in favor of Plaintiff City of Chicago and against Defendants on Counts I and IV of the City's complaint seeking demolition.

   B.   Counts II, III, and V of the City's complaint are voluntarily dismissed without prejudice.

   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 granted authorization to demolish the rear building on the subject property, and is entitled to a lien for the costs of demolition.

   D.   Defendants shall immediately remove any and all persons occupying the subject property and all personal property from said premises instanter so that said premises will be completely vacant and free of personal property before
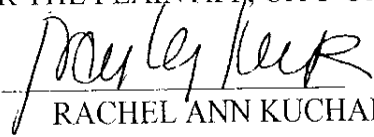
demolition is commenced.

E. Pursuant to Illinois Supreme Court Rule 304(a), this is a final and appealable order and the Court finds there is no just reason for delaying the enforcement or appeal of this order.

F. The Court reserves jurisdiction of this cause to enforce the terms of this order and for the purpose of ascertaining the demolition costs for entry of a money judgment against the defendant owners, as defined by the applicable statutes and ordinances.

ENTERED:

Date: _____ 10/11/07

FOR THE PLAINTIFF, CITY OF CHICAGO

By: _____
RACHEL ANN KUCHAR
Assistant Corporation Counsel
City of Chicago Department of Law
Building and License Enforcement Division
30 N. LaSalle Street, Suite 700
Chicago, Illinois 60602
(312) 744-3326

JUDGE SEBASTIAN T. PATTI

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