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Eugene "Gene" Moore  
Cook County Recorder of Deeds  
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MORTGAGE ELECTRONIC,  
REGISTRATION SYSTEMS, INC.,

Plaintiff,

v.

City of Chicago, a municipal corporation,  
Defendant.

No. 08 M1 450424

Re: 6624 S. Bell Ave.  
Chicago, Illinois

City of Chicago, a municipal corporation,  
Counterplaintiff,

v.

MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC.; JONATHAN M.  
BROADNER; PEOPLE'S CHOICE HOME  
LOAN, INC.; HSBC BANK USA, NATIONAL  
ASSOCIATION; GLENDA A. WILLIAMS  
A/K/A THE ESTATE OF GLENDA A.  
WILLIAMS; AND UNKNOWN OWNERS  
AND NON-RECORD CLAIMANTS,

Counterdefendants.

ORDER OF DEMOLITION

This cause coming to be heard on April 16, 2009, on the complaint of the Counter-plaintiff, City of Chicago, a municipal corporation ("City"), by Mara S. Georges, Corporation Counsel, against the following named Defendants:

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.;  
JONATHAN M. BROADNER;  
PEOPLE'S CHOICE HOME LOAN, INC.;  
GLENDA A. WILLIAMS, A/K/A THE ESTATE OF GLENDA A. WILLIAMS; and

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## UNKNOWN OWNERS AND NON-RECORD CLAIMANTS

The Court having heard the evidence at trial and being fully advised in the premises 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 6624 S. Bell, Chicago, Illinois, and legally described as follows:

**THE SOUTH 3 FEET OF LOT 11 AND THE NORTH 1 FOOT OF LOT 12 IN BLOCK 51 IN SOUTH LYNNE, BEING VAIL'S SUBDIVISION OF THE NORTH ½ OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

The permanent index number is 20-19-125-027. The property contains a one-story frame structure (front, residential building) and a one-story frame garage ("the subject building").

2. The subject 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:

### Front (residential) Building:

- a. The building is vacant and open;
- b. The mechanical systems are stripped, defective, and inoperable;
- c. The roof is breached and fire damaged;
- d. The masonry is deteriorating with missing and loose bricks;
- e. There are flaking bricks and the mortar joints are open;
- f. The studding and joists are fire damaged;
- g. The sashes, frames, doors, and trim are broken or missing;
- h. The plaster is missing, broken, or loose throughout;
- i. The glazing is broken or missing at all elevations;

### Garage:

- j. The garage is vacant and open;
- k. The overhead door is missing;
- l. The siding, roofing, jambs, and trim are deteriorated;
- m. There is trash and debris on the interior and exterior.


3. The Court finds that it would take major reconstruction of a responsible owner to bring the building into full compliance with the Municipal Code, and that the building is beyond reasonable repair. The Court further finds that demolition of the building on the subject property is the least restrictive alternative as of April 16, 2009.

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## WHEREFORE, IT IS HEREBY ORDERED:

- A. Judgment is entered in favor of Counter-plaintiff City of Chicago and against Counter-defendants on Counts I and IV of the City's complaint seeking demolition authority.
- B. Judgment in the amount of \$ **5,820.06** is entered against Counter-defendant **Jonathan A. Broadner** pursuant to Count II of the City's Complaint with execution to issue. The payment must be by certified check, business check, or money order, made payable to the City of Chicago. Payment must be delivered to 30 N. LaSalle Street, Suite 700, Chicago, IL, 60602, Attn: Kristina Mokrzycki. Payment must include the case number on its face, and be accompanied by a copy of this court order.
- C. The remaining counts of the City's complaint are voluntarily withdrawn without prejudice.
- D. 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 building on the subject property and is entitled to a lien for the costs of demolition.
- E. Counter-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.
- F. 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.
- G. 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 at 65 ILCS 5/11-31-1.

By:

  
 ERIN M. MURPHY  
 Assistant Corporation Counsel  
 City of Chicago, Department of Law  
 Building and License Enforcement Division  
 30 N. LaSalle Street, Suite 700  
 Chicago, Illinois 60602  
 (312) 744-8417  
 Attorney No.: 90909

ENTERED:

APR 21 2009

  
 Judge

ASSOC. JUDGE WILLIAM G. PILEGGI  
 Circuit Court 1764