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Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 04/22/2009 02:04 PM 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,
Plaintiff,
v.

Ⓢ Duplicate ORIGINAL

No. 07 M1 401786

EZRA SIEGEL, KATHRYN SIEGEL,
DEUTSCHE BANK NATION TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2005-WL2 DATE 11/08/06
DOC. 0606045059, A TO Z ELECTRIC COMPANY INC. DATE 3/1/06
DOC. 0606045059, DEUTSCHE BANK NATION TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST. 3005-WL2 DATE 10/2/06 DOC. 0627510184
CASE # 06CH20693,
Defendants.

Re: 8915 S. Exchange Ave.
Courtroom 1109

Agreed ORDER OF DEMOLITION stayed for 60 days

This cause coming on to be heard on **April 22, 2009**, on the Plaintiff, City of Chicago, a municipal corporation's ("City"), by Mara S. Georges, Corporation Counsel of the City of Chicago, against the following named defendants:

A to Z Electric Company Inc.,
Chicago Title & Trust,
Excel Property Investments, LLC.,
GSR/Roman Properties,
Unknown Owners and
Non-Record Claimants.

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The Court being fully advised in the premises and having heard the evidence after a trial on the merits, finds that:

1. The Court has jurisdiction of the parties and the subject matter, which is the property located at: 8915 S. Exchange Ave., Chicago, Illinois, ("subject property"), and legally described as follows:

LOT 41 IN BLOCK 42 IN SUBDIVISION BY CALUMET AND CHICAGO CANAL AND DOCK COMPANY OF PARTS OF SECTIONS 5 AND 6, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT RIGHT OF WAY OF BALTIMORE, PITTSBURGH AND CHICAGO RAILROAD THE SOUTH CHICAGO AND WESTERN INDIANA RAILROAD AND CHICAGO ROCK ISLAND AND PACIFIC RAILROAD), IN COOK COUNTY, ILLINOIS.

This parcel is commonly known as 8915 S. Exchange Ave., Chicago, Cook County Illinois and has Permanent Index Number (PIN) of 26-06-216-006.
2. Located on the subject property is a three-story brick residential building. The last known use of the building was residential.
3. The Court finds that on or about January 25, 2007, and continuing to the present, dangerous and unsafe conditions existed at the subject property, in that:
 - a. **The building is vacant and has a history of being open;**
 - b. **The electrical, plumbing and heating systems are damaged, missing or inoperable;**
 - c. **There is broken and loose plaster in the walls and ceilings;**
 - d. **The door frames are loose, rotten and broken, or missing;**
 - e. **The porch members are rotten and broken or missing;**
 - f. **The siding is rotten or missing;**
 - g. **There is trash and debris in the interior of the building;**
 - h. **There is trash and debris surrounding the exterior of the building.**
4. 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).
5. Major reconstruction would be necessary to correct the conditions that currently exist at the subject property.
6. Demolition of the subject property as a whole, is the least restrictive alternative available to effectively abate the conditions now existing there.

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WHEREFORE, IT IS ORDERED THAT:

- A. Judgment is entered in favor of Plaintiff City of Chicago and against Defendants on Counts I, III and IV of the City's Complaint for Demolition.
- B. All remaining Counts of the City's Complaint for Demolition were previously 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 authorized to demolish the building on the subject property and is entitled to a lien for the costs of demolition, court costs and other costs enumerated by statute.
- D. Pursuant to Illinois Supreme Court Rule 304(a), this is a final and appealable order and the Court finds no just reason for delaying the enforcement or appeal of this order.
- E. The Court retains jurisdiction of this cause to enforce the terms of this order and for the purpose of ascertaining the demolition and litigation costs for entry of a money judgment against the Defendant(s).

APR 22 2009

Circuit Court - 1764

ENTERED

Judge William G. Pileggi

By: Marc Augustave
 Assistant Corporation Counsel
 City of Chicago Law Dept.
 Building and License Enforcement Division
 30 N. LaSalle Street, Suite 700
 Chicago, Illinois 60602
 (312) 742-0339