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

**CITY OF CHICAGO, a Municipal
Corporation,**

Plaintiff,

Case No.: 08 M1 400891

Re: 5837-45 S. May St.

**FIRST KING BAPTIST CHURCH;
ROBERT LEE; DOROTHY LEE;
HARRIS LOAN AND MORTGAGE
CORPORATION; PAUL P. HARRIS;
PRACTICORP, INC.; and UNKNOWN
OWNERS AND NON-RECORD
CLAIMANTS,**

Defendants.

ORDER OF DEMOLITION

This cause coming to be heard on April 21, 2009, on the complaint of the Plaintiff, City of Chicago, a municipal corporation ("City"), by Mara S. Georges, Corporation Counsel, against the following named Defendants:

**FIRST KING BAPTIST CHURCH;
ROBERT LEE;
DOROTHY LEE;
HARRIS LOAN AND MORTGAGE CORPORATION;
PAUL P. HARRIS;
PRACTICORP, INC.; and
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 5837-45 S. May Street, Chicago, Illinois, and legally described as follows:

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LOTS 1,2,3,16,17,18,19, AND 20 IN BLOCK 4; ALSO THAT PART OF THE VACATED 16 FOOT ALLEY LYING EAST OF THE ADJOINING LOTS 18, 19, AND 20 EXCEPTING THEREFROM THAT PART OF SAID ALLEY, LYING SOUTH OF THE NORTH LINE OF THE SOUTH 16 FEET OF SAID LOT 3 EXTENDING WEST TO THE EAST LINE OF SAID LOT 18, ALL IN BLOCK 4 IN B.F. JACOBS RESUBDIVISION OF THE SOUTH 1/2 OF LOTS 7 AND 18 AND ALL OF LOTS 8 TO 17 IN BLOCK 4 IN MCCARTHY'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The permanent index number is 20-17-225-010, 009, and 011. The property contains is a single-story brick building. The last known use of the building was a Church and public assembly hall ("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:

- a. The building is vacant and open;
- b. The electrical systems are stripped and/or inoperable;
- c. The plumbing systems are stripped and/or inoperable;
- d. The heating systems are stripped and/or inoperable;
- e. The masonry parapet walls have loose and missing bricks;
- f. The window sashes and frames are broken and/or missing;
- g. The window glazing is broken and/or missing;
- h. The door frames are loose, broken, and/or missing;
- i. The roof system is open and leaking;
- j. The rafters, floors, joists, and partitions are water damaged;
- k. The plaster is missing throughout;
- l. There is trash and debris throughout the exterior of the building;
- m. There is trash and debris throughout the interior of the building; and
- n. The exterior of the building has been vandalized.

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 21, 2009.

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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 authority.
- B. Judgment in the amount of **\$15,388.00** is entered against Defendant **First King Baptist Church** 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. Defendants shall immediately remove any and all persons occupying the subject property and all personal property from said premises instantaneously so that said premises will be completely vacant and free of personal property before demolition is commenced.
- F. Pursuant to Illinois Supreme Court Rule 364(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 and ordinances.

Assoc. Judge WILLIAM G. PILEGGI

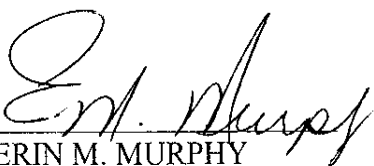
ENTERED:

APR 2 2009

Judge

Circuit Court - 1764

By:


ERIN M. MURPHY

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