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

CITY OF CHICAGO, a municipal corporation,
Plaintiff,
v.
MAURICE JOHNSON, et al.,
Defendants.

No. 09 M1 401181
Re: 9721 S. Oglesby
Courtroom: 1109

EMERGENCY ORDER OF DEMOLITION (HOUSE AND GARAGE)

This cause coming to be heard on June 24, 2009, on the complaint of the Plaintiff, City of Chicago, a municipal corporation ("City"), by Mara S. Georges, Corporation Counsel of the City of Chicago, against the following named Defendants:

Maurice Johnson
Rashana Johnson
U.S. Bank National Association, as Trustee for the MLMI Surf Trust Series 2006-BC4
Unknown Owners and Non-record Claimants

The Court being fully advised of the premises of this proceeding, the parties having appeared 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: 9721 S. Oglesby, Chicago, Illinois, and legally described as follows:

LOT 26 IN BLOCK 2 IN MERRIONETTE MANOR SECOND ADDITION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, NORTH OF INDIAN BOUNDARY LINE, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND A RESUBDIVISION OF PART OF CALUMET TRUST'S SUBDIVISION NO. 3, AND VACATED STREETS AND ALLEYS, IN FRACTIONAL SECTION 7, NORTH OF INDIAN BOUNDARY LINE, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This parcel has a Permanent Index Number of 26-07-122-048.

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2. Located on the subject property is a one-story brick residential building and a one-story frame garage.
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:

BUILDING

- a. The building(s) located on the subject property (“the building”) is vacant and open.
- b. The building has been fire damaged.
- c. The building’s electrical meter is not registering with light fixtures, switches, receptacles, and conduit that is fire damaged.
- d. The building’s kitchen plumbing fixtures are fire damaged.
- e. The building’s bathroom fixtures are inoperable.
- f. The building’s rafters are exposed and fire damaged.
- g. The building’s plaster is missing throughout the first floor and attic due to fire damage.
- h. The building’s basement plaster is smoke and water damaged.
- i. The building’s floor is covered in fire debris.
- j. The building’s stair system to the attic is fire damaged.
- k. The building’s siding is missing at the front exposing the studs.
- l. The building’s windows at the front and rear of the building are boarded.

GARAGE

- m. The building’s garage is vacant and open.
- n. The building’s garage has a missing overhead door.

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- o. The building's garage has a missing service door and frame.
 - p. The building's garage has sections of siding which are missing exposing the framing.
 - q. The building's garage has fascia that is deteriorating.
4. Demolition of the subject property, as a whole, is the least restrictive alternative available to effectively abate the conditions now existing there.

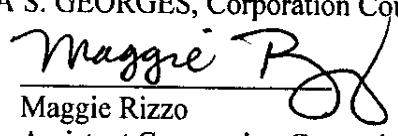
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WHEREFORE, IT IS HEREBY ORDERED THAT:

- 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 III, V, VI, and VII of the City's complaint for demolition are voluntarily dismissed. Count II will be determined on the next court date of September 15, 2009, and 9:30 A.M. in Courtroom 1109.
- 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.
- D. The authority granted in Paragraph C. above shall become effective immediately
- E. Litigation costs will be determined on the next court date of September 15, 2009, at 9:30 AM in Courtroom 1109.
- F. Defendants 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.
- 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.

ENTERED  Judge

PLAINTIFF, CITY OF CHICAGO
 MARA S. GEORGES, Corporation Counsel
 By: 
 Maggie Rizzo
 Assistant Corporation Counsel
 Building and License Enforcement Division
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 Chicago, Illinois 60602
 Phone: (312)742-1935 Facsimile: (312)744-1054
 ATTY NO. 90909

Assoc. Judge WILLIAM G. PILEGGI

JUN 24 2009

Circuit Court - 1764