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Eugene "Gene" Moore
Cook County Recorder of Deeds
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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
MUNICIPAL DEPARTMENT - FIRST DISTRICT

CITY OF CHICAGO, a municipal corporation,)	
)	
Plaintiff,)	No. 08 M1 450289
)	
v.)	
)	Re: 4918 W. Huron
GREEN PT. MORTGAGE SERVICING,)	
MERS, AS NOMINEE FOR GREEN POINT)	
MORTGAGE FUNDING, INC., et al.,)	
)	Courtroom 1111
Defendants.)	

ORDER OF DEMOLITION

This cause coming to be heard on July 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:

MOSUNMADE ADEPOJU AKA ADEPOJU

GREEN POINT MORTGAGE FUNDING, INC.

GREEN POINT MORTGAGE SERVICING FOR MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GREEN POINT MORTGAGE FUNDING, INC.

GREEN POINT FUNDING, INC.

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 4918 W. Huron, Chicago, Illinois, and

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legally described as follows:

LOT 41 IN BLOCK 7 IN GEORGE C. CAMPBELL'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9 AND THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. NO. 16-09-206-037. The property contains a one story frame single family residence ("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 system is damaged, stripped, or inoperable;
 - c. The heating system is damaged, stripped, or inoperable;
 - d. The plumbing system is damaged, stripped, or inoperable;
 - e. The window glazing is broken and missing;
 - f. The window sashes and frames are rotten, broken or missing;
 - g. There are broken doors;
 - h. The exterior stucco is separated or missing from the lathe;
 - i. The chimney needs tuckpointing;
 - j. The roof leaks and has deflected rafters;
 - k. There broken or missing plaster;
 - l. The broken plaster is covered in mold;
 - m. There is evidence of drug use and squatter activity.
3. There has been no work in progress since the beginning of this case at the subject property.
4. 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 July 21, 2009.

WHEREFORE, IT IS HEREBY ORDERED:

- A. Judgment is entered in favor of Plaintiff City of Chicago and against Defendants on Counts I, II, and IV of the City's complaint seeking demolition.
- B. Counts III, V, VI, and VII of the City's complaint are voluntarily dismissed without prejudice.

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- 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 building on the subject property, and is entitled to a lien for the costs of demolition, court costs, and other costs enumerated by statute, and/ or other statutory remedies.
- 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.

G. Judgment is entered in favor of the Plaintiff and against the defendant(s) Green Point Mortgage Funding, Inc. and Capital One, ON Court II of the City's Complaint seeking A Fine in the amount of \$500.00 and TO reimburse the City's litigation costs of \$664.72 TO be paid to the City by 9-21-09.

ENTERED: JUL 21 2009
 JUDGE SEBASTIAN T. PATTI
 Judge 16 Circuit Court - 1863
 Date: 7/21/09

Hearing date: 7-21-09

By: [Signature]
 TINA PINKSTON
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 JDB