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

CITY OF CHICAGO, a Municipal Corporation,)

Plaintiff,)

v.)

FEDERAL NATIONAL MORTGAGE ASSOCIATION; UNKNOWN OWNERS AND NON-RECORD CLAIMANTS)

Defendants.)

No. 09 M1 402015

Re: 525 N. Laramie Ave.

EMERGENCY ORDER OF DEMOLITION

This cause coming on to be heard on July 23, 2009, on the Plaintiff, City of Chicago, a municipal corporation's ("City"), emergency motion and accompanying complaint seeking immediate demolition authorization, by Mara S. Georges, Corporation Counsel of the City of Chicago, against the following named defendants:

FEDERAL NATIONAL MORTGAGE ASSOCIATION;
UNKNOWN OWNERS and
NON-RECORD CLAIMANTS

The Court being fully advised of the premises of this proceeding, having heard the evidence at hearing, finds that:

1. The Court has jurisdiction of the subject matter, which is the premises located at the following address: 525 N. Laramie Ave., Chicago, Illinois, and legally described as follows:

LOTS 30 AND 31 IN BLOCK 2 IN WALLER'S SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Permanent Index Numbers: 16-09-216-015 and 16-09-216-016.

2. Located on the subject property is a two-story balloon-frame construction residential building.
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:
 - a. The building is vacant and open.
 - b. The building is fire damaged.
 - c. The electric, plumbing, and heating systems are defective and inoperable.
 - d. The building's chimney and foundations are damaged.
 - e. Portions of the building's roof are collapsing, and the remaining portions are supported by charred, scabbed, and damaged rafters.
 - f. The building's flooring is weak and contains holes.
 - g. The building's floor joists are rotted, over-notched, over-spanned, and charred.
 - h. The building's interior partition walls are charred and missing studs.
 - i. The building's exterior walls are charred, and contain charred framing and damaged studs.
 - j. The building's doors, frames, and sashes are broken, charred, and/or missing.
 - k. The building's plaster is damaged or missing.
 - l. The building's window glazing is missing.
4. The building located thereon is structurally unsound, in danger of imminent collapse, and poses an immediate dangerous and hazardous threat to public health, safety and welfare, and must therefore be demolished immediately.

WHEREFORE, IT IS HEREBY ORDERED that:

- A. The City is authorized to immediately demolish the building located on the subject property on an emergency basis.
- B. Judgment is entered in favor of Plaintiff City of Chicago and against defendants on Count I of its original complaint. Judgment on the remaining counts of the City's complaint, II through VII, is deferred until the next court date.
- C. Pursuant to 65 ILCS 5/11-31-1 and the City's police powers under Article VII of the Illinois Constitution, and Section 13-12-130 of the Municipal Code of Chicago, the City is authorized to immediately demolish the building situated on the subject property on an emergency basis and is entitled to a lien for the costs of demolition,

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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. The City's Department of Human Services is authorized to assist in the relocation of any tenants.
- E. Pursuant to Illinois Supreme Court Rule 304(a), as to the emergency order of demolition, this is a final and appealable order and judgment, the Court finding no just reason to delay the enforcement or appeal of this final order and judgment.
- F. This cause is continued to 10/27/09, at 9:30 p.m. in Room 1109(1111) for completion of this Court's jurisdiction.

ENTERED:

W 10603
 JUDGE SEBASTIAN T. PATTO

JUL 23 2009

Circuit Court - 1863

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