

# UNOFFICIAL COPY

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

MORTGAGE ELECTRONIC )  
REGISTRATION SYSTEMS, INC., )  
SERVICED BY AURORA LOAN )  
SERVICES, )

No. 08 MI 450353



Doc#: 0923931071 Fee: \$40.00  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 08/27/2009 03:38 PM Pg: 1 of 3

Plaintiff, )

v. )

CITY OF CHICAGO, a municipal )  
corporation, )

RE: 1124 S. California

Defendant. )

CITY OF CHICAGO, a municipal )  
corporation, )

Counter-Plaintiff, )

v. )

MORTGAGE ELECTRONIC )  
REGISTRATION SYSTEMS, INC., )  
SERVICED BY AURORA LOAN )  
SERVICES, et al., )

Counter-Defendants. )

### ORDER OF DEMOLITION

(EFFECTIVE: 9/26/09)

This cause coming to be heard on August 26, 2009, on the Counter-Complaint of the Counter-Plaintiff, City of Chicago, a municipal corporation ("City"), by Mara S. Georges, Corporation Counsel, against the following named Counter-Defendants:

- MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SERVICED BY AURORA LOAN SERVICES
- AURORA LOAN SERVICES, LLC
- MARYAM KHAN
- MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., as nominee for LEHMAN BROTHERS BANK, F.S.B.
- LEHMAN BROTHERS BANK, F.S.B.
- SUBURBAN SURVEYING SERVICING, LTD.

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## UNKNOWN OWNERS 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 1124 S. California, Chicago, Illinois, and legally described as follows:

LOT 10 IN BLOCK 1 IN HELEN CULVER'S DOUGLAS PARK  
SUBDIVISION OF BLOCK 25, 26, AND 27 IN G.W. CLARKE'S  
SUBDIVISION OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 13,  
TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. No. 16-13-331-024. The property contains a three-story brick multi-family residence and a brick garage ("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 (2004)(Unsafe Buildings), in that:

### FRONT BUILDING:

1. The subject building is vacant.
2. The electrical system is defective and/or inoperable.
3. The heating system is defective and/or inoperable.
4. The plumbing system is defective and/or inoperable.
5. The window glazing is broken at all elevations.
6. The masonry has loose or missing brick with open mortar joints.
7. The window sashes and frames are loose, broken, or missing throughout.
8. The door frames and trim are loose, broken, or missing throughout.
9. The stair and porch systems have broken, missing or loose members.
10. There are loose or missing floor tiles.
11. The plaster is broken or missing throughout.

### GARAGE:

12. The building is vacant.
13. The overhead and service doors are broken.
14. The jamb sills and trim are deteriorated.
15. There are open mortar joints.
16. There are loose or missing bricks and coping.

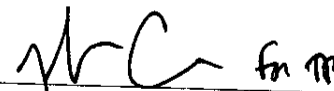
3. The Court finds that the building is a public nuisance is dangerous and hazardous to the community and that demolition of the building on the subject property is the

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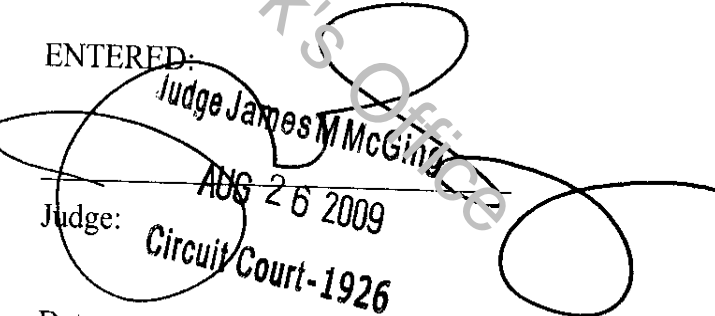
least restrictive alternative as of August 26, 2009.

**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.
- B. Counts II, III, V, VI, and VII of the City's Complaint are voluntarily dismissed.
- 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 the Illinois Supreme Court Rule 304(a), this is a final and appealable order and the Court finds that 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.

By: 

Tina M. Pinkston  
Assistant Corporation Counsel  
Building and License Enforcement Division  
30 N. LaSalle Street, Suite 700

ENTERED:  
  
 Judge James M. McGinnis  
 AUG 26 2009  
 Judge: Circuit Court-1926  
 Date: \_\_\_\_\_