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Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 08/28/2009 09:02 AM Pg: 1 of 3

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

CITY OF CHICAGO, a Municipal Corporation,

Plaintiff,

v.

MARY E. BROWN; DOMINIQUE BROWN; UNKNOWN HEIRS and LEGATEES of MARY E. BROWN; UNKNOWN OWNERS AND NON-RECORD CLAIMANTS,

Defendants.

No. 08 M1 400699

Re: 10139 S. Perry Avenue

Courtroom 1111

ORDER OF DEMOLITION

This cause coming on to be heard on **August 27, 2009**, on the Plaintiff, City of Chicago, a municipal corporation's ("City"), by Mara S. Georges, Corporation Counsel of the City of Chicago, against the following named defendants:

Dominique Brown,
Unknown Heirs and Legatees of Mary E. Brown,
Unknown Owners and
Non-Record Claimants.

The Court being fully advised in the premises and having heard the evidence after a trial on the merits, finds that:

1. The Court has jurisdiction of the parties and the subject matter, which is the property located at: 10139 S Perry Avenue, Chicago, Illinois, ("subject property"), and legally described as follows:

ALL OF LOT 16 AND THE NORTH 5 FEET OF LOT 17 IN BLOCK 1 IN COTTAGE ADDITION TO ROSELAND, BEING A SUBDIVISION OF BLOCK 16, THE EAST 1/2 OF BLOCK 17 AND LOT 1 IN THE EAST 1/2 OF LOT 3 OF BLOCK 26 OF FERNWOOD, BEING

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A RESUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This parcel is commonly known as 10139 S Perry Avenue, Chicago, Cook County Illinois and has Permanent Index Number (PIN) of 25-09-422-013.

2. Located on the subject property is a one-story wood frame building. The last known use of the building was single family residential.
3. The Court finds that on or about April 7, 2008, and continuing to the present, dangerous and unsafe conditions existed at the subject property, in that:
 - a. The building is vacant and open.
 - b. The electrical systems are stripped or inoperable.
 - c. The heating systems are stripped or inoperable.
 - d. The plumbing systems are stripped or inoperable.
 - e. The chimney is eroded at the mortar joints.
 - f. The exterior walls to the building and porch are fire damaged, including the studs, siding, joist, and rafters.
 - g. There is fire damage to the roof sheathing and shingles.
 - h. There is a large hole in the roof.
 - i. The rear porch, sashes, frames, doors, and trim have been destroyed by fire.
 - j. The plaster is fire damaged.
 - k. The window panes are broken.
4. 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).
5. Major reconstruction would be necessary to correct the conditions that currently exist at the subject property.
6. Demolition of the subject property as a whole, is the least restrictive alternative available to effectively abate the conditions now existing there.

WHEREFORE, IT IS ORDERED THAT:

- A. Judgment is entered in favor of Plaintiff City of Chicago and against Defendants on Counts I, III and IV of the City's Complaint for Demolition.
- B. All remaining Counts of the City's Complaint for Demolition were previously voluntarily dismissed without prejudice.
- 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

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costs enumerated by statute, and/or other statutory remedies.

- D. Pursuant to Illinois Supreme Court Rule 304(a), this is a final and appealable order and the Court finds no just reason for delaying the enforcement or appeal of this order.
- E. The Court retains jurisdiction of this cause to enforce the terms of this order and for the purpose of ascertaining the demolition and litigation costs for entry of a money judgment against the Defendant(s).

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Judge James M McGing
 AUG 27 2008
 ENTERED Judge James M. McGing
 Circuit Court-1926

By: Marc Augustave
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