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

ANTHONY LOCOCO,)
Plaintiff,)
v.)
CITY OF CHICAGO, A Municipal Corporation,)
Defendant.)

No. 07 M1 450666
Re: 2100 North Mason Avenue
Chicago, Illinois

CITY OF CHICAGO, A Municipal Corporation,)
Counter-Plaintiff,)

v.)

ANTHONY LOCOCO, CHICAGO)
COMMUNITY BANK, THE UNITED STATES)
OF AMERICA, LAKESHORE WASTE)
SERVICES, LLC., JOHN BOYLE,)
RAY LINDSEY, UNKNOWN OWNERS,)
AND NON-RECORD CLAIMANTS,)
Counter-Defendants.)

AGREED ORDER OF DEMOLITION EFFECTIVE JUNE 18, 2010

This cause coming to be heard on May 18, 2010, on the Complaint of the Plaintiff, City of Chicago, a municipal corporation ("City"), by Mara S. Georges, Corporation Counsel, against the following named defendants:

ANTHONY LOCOCO;
CHICAGO COMMUNITY BANK; and
UNKNOWN OWNERS AND NON-RECORD CLAIMANTS

The Court being fully advised in the premises of this proceeding and the parties desiring to settle this matter by agreement, finds that:

1. The Court has jurisdiction of the parties hereto and the subject matter which is the

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building located at the common address of 2100 N. Mason Ave., Chicago, Illinois, and legally described as follows:

LOT 25 IN THE RESUBDIVISION OF PART OF GRANDVIEW, BEING JOHN T. KELLY AND OTHERS SUBDIVISION OF THAT PART OF THE WEST ½ OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE CENTER LINE OF GRAND AVENUE AND NORTH OF THE SOUTH LINE OF DICKENS AVENUE IN COOK COUNTY, ILLINOIS.

This parcel has a Permanent Index Number of 13-32-219-056.

2. Located on the subject property is a one-story building of brick construction. The last known use of the building was commercial
3. The subject building is dangerous, unsafe and beyond reasonable repair under the terms of the Illinois Municipal Code Unsafe Buildings Statute, 65 ILCS 5/11-31-1 (1996) in that:
 - a. The building is vacant and has a history of being open;
 - b. All elevations have open joists and loose brick;
 - c. All elevations contain broken windows and glass blocks;
 - d. The roof is missing in places;
 - e. The basement has a history of being filled with water.
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 June 18, 2010.

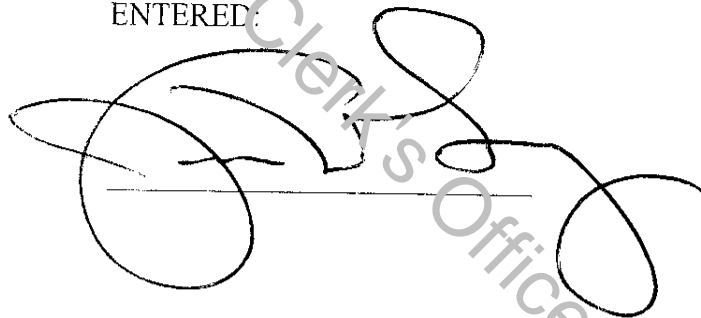
WHEREFORE, IT IS HEREBY ORDERED that:

- A. Judgment is entered in favor of Plaintiff City of Chicago and against defendants on Count I, and IV of the City's complaint seeking demolition
- B. Count II of the City's complaint is reserved until the June 29, 2010 court date.

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- B. Counts III, V, VI, and VII of the City's complaint are 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, and Section 13-12-130 of the Municipal Code of Chicago, the City is authorized to demolish the building situated 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 by June 11, 2010 so that said premises will be completely vacant and free of personal property before demolition is commenced.
- E. All prior orders are hereby extended.
- F. Pursuant to Illinois Supreme Court Rule 304(a) 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.
- G. 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 monetary judgment against the defendant owners, as defined by the applicable statutes and ordinances.

ENTERED:



By: Gabrielle E. Parker
Assistant Corporation Counsel
City of Chicago Law Dept.
Building and License Enforcement Division
30 N. LaSalle Street, Suite 700
Chicago, Illinois 60602
(312) 744-3326

Judge James M McGing

JUN 04 2010

Circuit Court-1926