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Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 11/04/2010 03:45 PM Pg: 1 of 4

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

KAREN WILSON,

Plaintiffs,
v.
THE CITY OF CHICAGO, et al.,

Defendant.

No.: 07 M1 450797
RE: 7010 S. Winchester

CITY OF CHICAGO, a Municipal
Corporation,

Counter-Plaintiff,

v.

AUSTIN COMMUNITY RESOURCE
CENTER, INC., INTERNATIONAL
APOSTOLIC FAITH TEMPLE, INC.,
CHARTER ONE BANK, N. A.,
KAREN WILSON, UNKNOWN
OWNERS AND NON-RECORD
CLAIMANTS,

Counter-Defendants.

AGREED ORDER OF DEMOLITION
EFFECTIVE (11-4-10)

This cause coming to be heard on Nov. 4, 2010, on the counterclaim of the Plaintiff, City of Chicago, a municipal corporation ("City"), by Mara S. Georges, Corporation Counsel of the City of Chicago, against the following named Counter-Defendants ("Defendants"):

- KAREN WILSON
- AUSTIN COMMUNITY RESOURCE CENTER, INC.
- INTERNATIONAL APOSTOLIC FAITH TEMPLE, INC.
- CHARTER ONE BANK, N.A.

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UNKNOWN OWNERS AND NON-RECORD CLAIMANTS

The Court being fully advised of the premises of this proceeding, the parties having appeared and desiring to resolve this matter by agreement, and having heard the testimony of the City's inspector, finds that:

1. The Court has jurisdiction of the parties hereto and the subject matter, which is the premises located at the following address: 7010 S. Winchester, Chicago, Illinois, and legally described as follows:

LOT 5 IN BLOCK 2 IN FREDERICK H. BARTLETT'S SUBDIVISION OF THE WEST ½ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ AND THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This parcel has a Permanent Index Number of 20-19-424-029.

2. Located on the subject property is a one and a half story frame residential structure with a garage.
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:

MAIN BUILDING:

- a. The building is vacant and open at the front and the rear
- b. All mechanical systems are stripped, defective, and inoperable.
- c. The siding is missing, loose, and/or deteriorated.
- d. The sashes, frames, doors and trim are broken, missing or loose.
- e. The stairs and porch systems have missing, loose, and/or broken members.
- f. The front porch has undersized joists.
- g. The front porch's plywood decking has loose rails.
- h. The plaster and glazing are broken, loose, and/or missing.
- i. The building has been vandalized and there is debris throughout the interior.

GARAGE:

- j. The garage is vacant and open at the service door.
- k. The garage is leaning.
- l. The overhead and service doors are missing.
- m. The roof, sheathing, siding, jambs, trim, soffits, fascia and rafters are rotten.
- n. The roofing and siding are deteriorated.
- o. There is extensive trash and debris throughout the interior.
- p. There are rats.

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4. 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 HEREBY ORDERED THAT:

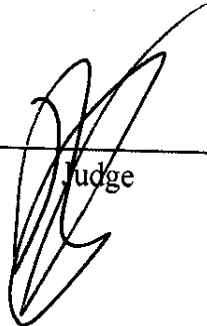
- A. Judgment is entered in favor of Plaintiff City of Chicago and against Defendants on Counts I and IV of the City of Chicago's complaint for demolition.
- B. Counts II, III, V, VI, and VII of the City's complaint for demolition are voluntarily dismissed.
- C. Pursuant to 65 ILCS 5/11-31-1 and the 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. The authority granted in Paragraph C. above shall become effective on 11-4-10, 2010
- E. Defendants shall keep the property secure at all times.
- F. Defendant shall remove any and all persons, if any, occupying the subject property and all personal property from said premises no later than the effective date 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.
- G. Pursuant to Illinois Supreme Court Rule 304(a), this is a final and appealable order. The Court finds no just reason for delay in the enforcement or appeal of this order.
- H. The Court reserves jurisdiction of this cause to enforce the terms of this order and for the purpose of ascertaining the demolition and litigation costs.

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- I. The Court orders Counter-Defendant, Karen Wilson to reimburse the City of Chicago's litigation costs in the amount of \$ 1015.50 by 1-4-11, or be subjected to fines and penalties.

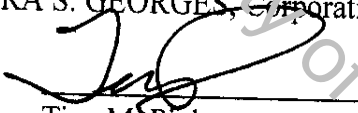
ENTERED

Judge



FOR THE PLAINTIFF, CITY OF CHICAGO
 MARA S. GEORGES, Corporation Counsel

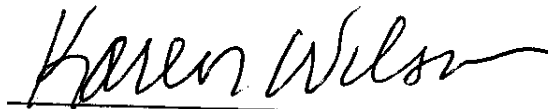
By:


 Tina M. Pinkston
 Assistant Corporation Counsel
 Building License Enforcement Division
 30 N. LaSalle Street, Suite 700
 Chicago, Illinois 60602
 Phone: (312)744-8791 Facsimile: (312)744-1054
 ATTY NO. 90909

Associated Judge William G. Frawley
 NOV 04 2010
 Circuit Court - 1764

FOR THE COUNTER-DEFENDANTS, Karen Wilson

By:


 Karen Wilson