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Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 03/24/2011 03:31 PM Pg: 1 of 5

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

CITY OF CHICAGO, a municipal corporation,)	
)	
Plaintiff,)	No. 11 M1 400731
v.)	
)	Re: 2423 W. 46 th Place
SALOMON MORALES, et al.,)	
)	
Defendants.)	Courtroom: 1109

EMERGENCY ORDER OF DEMOLITION

This cause coming to be heard on 3/24/11, on the complaint 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 Defendants:

Salomon Morales
Salomon Morales, Jr.
Deutsche Bank National Trust Company, as Trustee for the First Franklin Mortgage Loan Trust 2006-FF5, Mortgage Pass-Through Certificates, Series 2006-FF5
Rudy Aguirre, Jr.
Unknown Owners and Non-record Claimants

The Court being fully advised of the premises of this proceeding 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: 2423 W. 46th Place, Chicago, Illinois, and legally described as follows:

THE EAST 1/4 OF LOT 99 AND ALL OF LOT 100 IN TRUMAN'S SUBDIVISION OF LOTS 15 AND 16 IN INGLEHART'S SUBDIVISION OF THE EAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This parcel has a Permanent Index Number of 19-01-427-047.

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2. Located on the subject property is a two-story frame 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. Electrical service to the building has been terminated by Commonwealth Edison.
 - b. The electrical system has exposed wiring.
 - c. The electrical system has missing fixtures.
 - d. The electrical system is stripped and inoperable.
 - e. The floor has been damaged by water, smoke, and/or fire.
 - f. Portions of the floor are warped.
 - g. The glazing is broken or missing.
 - h. The heating system has been damaged by water and fire.
 - i. One or more joist has been damaged by water, smoke, and/or fire.
 - j. One of more joist is undersized.
 - k. The exterior wall has holes.
 - l. The exterior wall is missing siding.
 - m. The exterior wall has been damaged by water, smoke, and/or fire.
 - n. The interior walls and/or ceiling have missing plaster.
 - o. The interior walls and/or ceiling have been damaged by water, smoke, and/or fire.
 - p. The plumbing system has been damaged by fire.
 - q. One or more rafters has been damaged by fire.
 - r. One or more rafter is undersized.

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- s. The roof has been damaged by fire.
- t. The roof has been breached.
- u. One or more window sash is broken, missing, or inoperable.
- v. One or more window sash has been damaged by water, smoke, and/or fire.
- w. The stair system has collapsed.

Demolition of the subject property, as a whole, is the least restrictive alternative available to effectively abate the conditions now existing there.

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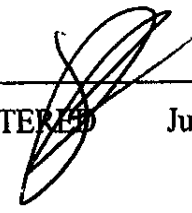
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WHEREFORE, IT IS HEREBY ORDERED THAT:

- 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. The remaining counts 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 immediately.
- E. Defendants 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.
- F. 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.

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G. The Court reserves jurisdiction of this cause to enforce the terms of this order and for the purpose of ascertaining and approving the demolition and litigation costs.



ENTERED Judge

March 24 2011
MAR 24 2011
Circuit Court - 1734

PLAINTIFF, CITY OF CHICAGO
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