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Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 06/27/2011 10:54 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.  
  
MALIK DIXON; WELLS FARGO BANK, NA; U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CMLTI 2007-WFHE2; UNKNOWN OWNERS AND NON-RECORD CLAIMANTS,  
  
Defendants.

No. 09 M1 401508

Re. 8125 S. Coles Ave.

Courtroom: 1109

ORDER OF DEMOLITION

This cause coming on to be heard on June 22, 2011, on the Plaintiff, City of Chicago, a municipal corporation's ("City"), by Stephen R. Patton, Corporation Counsel of the City of Chicago, against the following named defendants:

Timothy Fitzgerald;  
Malik Dixon;  
Wells Fargo Bank, NA;  
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: 8125 S. Coles Avenue, Chicago, Illinois, ("subject property"), and legally described as follows:

09 M1 401508

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LOT 9 IN BLOCK 2 IN WALLER'S SUBDIVISION OF LOT 1 TO 24 BOTH INCLUSIVE OF BLOCK 1 AND LOTS 1 TO 24 BOTH INCLUSIVE IN MEEKER'S ADDITION TO HYDE PARK SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, ( EXCEPT THE WEST 25 FEET OF THE SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31), IN COOK COUNTY, ILLINOIS.

This parcel is commonly known as 8125 S. Coles Avenue, Chicago, Cook County Illinois and has Permanent Index Number (PIN) of 21-31-223-009.

2. Located on the subject property is a one-story brick multiple unit building and frame garage. The last known use of the building was residential.
3. The Court finds that on or about July 31, 2008, and continuing to the present, dangerous and unsafe conditions existed at the subject property, in that:
  - a. The building is vacant and has a history of being open.
  - b. The electrical systems are stripped or inoperable.
  - c. The plumbing systems are stripped or inoperable.
  - d. The heating systems are stripped or inoperable.
  - e. There is broken plaster throughout.
  - f. There is mold in all the interior walls.
  - g. There are dangerous mold levels in the basement.
  - h. The basement and 1<sup>st</sup> floor are buckled.
  - i. The window sashes are rotted.
  - j. The exterior door locks 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 costs enumerated by statute, and/or other statutory remedies.

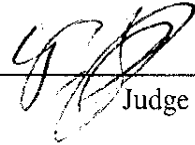
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- D. Pursuant to Illinois Supreme Court Rule 304(a), this is a final and appealable order and the Court finds no just reason for delaying the enforcement or appeal of this order.
- E. The Court retains jurisdiction of this cause to enforce the terms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

Associate Judge William G. Pileggi

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ENTERED



Judge William G. Pileggi

JUN 22 2011

Circuit Court - 1764

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