



Doc#: 1118241076 Fee: \$40.00  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 07/01/2011 02:58 PM 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.

DEUTSCHE BANK NATIONAL TRUST CO.  
AS TRUSTEE IN TRUST FOR THE  
REGISTERED HOLDERS OF ARGENT  
SECURITIES, INC., ASSET BACKED PASS  
THROUGH CERTS. SERIES 2005-W3, RES  
DISTRESSED ASSET FUND XXI, LLC; AND  
UNKNOWN OWNERS AND NONRECORD  
CLAIMANTS

Defendants.

No. 09M1402408

Address: 6027 S. Marshfield.  
Chicago, IL

**ORDER OF DEMOLITION**

This cause coming on to be heard on June 23, 2011, on the Plaintiff, City of Chicago, a municipal corporation's ("City"), First Amended Complaint seeking demolition, by Stephen Patton, Corporation Counsel of the City of Chicago, against the following named defendants:

- DEUTSCHE BANK
- RES DISTRESSED ASSET FUND XXI, LLC;
- UNKNOWN OWNERS AND NON-RECORD CLAIMANTS.

The Court being fully advised of the premises of this proceeding, having heard the evidence at hearing, finds that:

1. The Court has jurisdiction of the subject matter, which is the premises located at the following address: **6027 S. MARSHFIELD**, Chicago, Illinois, and legally described as follows:

**LOT 37 IN BLOCK 8 IN DEMAREST'S SUBDIVISION OF THE  
NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 18, TOWNSHIP  
38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN,  
IN COOK COUNTY, ILLINOIS.**

Permanent Index Number: 20-18-415-008-0000.

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2. Located on the subject property is a one story single family residence of ordinary type construction.
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. The electrical service has been terminated at the building;~~
- b. Exposed wiring;
- c. Missing electrical fixtures;
- d. The electrical system has been ~~stripped and is therefore inoperable;~~ *removed or inappropriately installed*
- ~~e. Missing flooring;~~
- ~~f. Warped flooring;~~
- g. Broken or missing glazing;
- h. The heating system has been stripped ~~and is therefore inoperable;~~
- ~~i. Washed out mortar joints;~~
- ~~j. Broken or missing plaster;~~
- k. *Rusted and* Missing plumbing fixtures;
- ~~l. The plumbing system has been stripped and is therefore inoperable;~~
- m. Broken, missing, or inoperable window sashes;
- ~~n. Damaged handrails.~~

4. The building located thereon poses a dangerous and hazardous threat to the public health, safety and welfare, is structurally unsound, and beyond reasonable repair, and must therefore be demolished.

## WHEREFORE, IT IS HEREBY ORDERED:

- A. Judgment is entered in favor of Plaintiff City of Chicago and against Defendants on Counts V, VIII, and X of the City's first amended complaint. Accordingly, the

- o. Vacant and open - abandoned*
- p. water damage to ceiling*
- q. attic ceiling, water damaged*

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City is authorized to demolish the building located on the subject property pursuant to Counts V, VIII, and X of the City's first amended complaint.

- B. Judgment is entered in favor of Plaintiff City of Chicago and against Defendant RES Distressed Asset Fund XXI, LLC on Counts III and VI of the City's first amended complaint and a fine of \$4,500.00 shall be entered against Defendant, RES Distressed Asset Fund XXI, LLC.
- C. Counts I, II, IV, VII, IX, and XI are voluntarily withdrawn without prejudice.
- D. 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 immediately demolish the building situated on the subject property on an emergency basis and is entitled to a lien for the costs of demolition, court costs and other costs enumerated by statute.
- E. Defendants shall immediately remove any and all persons occupying the subject property and all personal property from said premises instanter 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.
- F. Pursuant to Illinois Supreme Court Rule 304(a), as to the order of demolition, 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 money judgment against the defendant owners, as defined by the applicable statutes and ordinances.

ENTERED:

Judge Pamela Hughes Gillespie

JUN 23 2011

Pamela Hughes Gillespie  
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