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Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 08/18/2011 09:40 AM Pg: 1 of 4

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

|   |   |                       |
|---|---|-----------------------|
| CITY OF CHICAGO, a municipal corporation, | ) |                       |
|   | ) |                       |
| Plaintiff,                                | ) | No. 09 M1 401106      |
| v.  | ) |                       |
|   | ) | Re: 3844 W. Van Buren |
| CHICAGO TITLE LAND TRUST, et al.,         | ) |                       |
|   | ) |                       |
| Defendants.                               | ) | Courtroom: 1111       |

Judge James M. McGing  
AUG 16 2011  
Circuit Court 1926

**ORDER OF DEMOLITION**

This cause coming to be heard on 8/16/11, 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:

- Chicago Title Land Trust Company, as Trustee for Trust #113993, as Successor to LaSalle National Bank
- Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corporation Trust 2007-HE1
- Ameriqwest Mortgage
- Unknown Heirs & Legatees of Ora McGee
- 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: 3844 W. Van Buren, Chicago, Illinois, and legally described as follows:

**LOT 33 (EXCEPT THE WEST 13.16 FEET THEREOF) AND THE WEST 18.38 FEET OF LOT 34, IN BLOCK 12 IN LAMBERT TREE'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

This parcel has a Permanent Index Number of 16-14-111-018.

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2. Located on the subject property is a three-story brick 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. The building(s) located on the subject property (“the building”) is vacant.
  - b. The building’s electrical systems are stripped or inoperable with exposed wiring and missing fixtures.
  - c. The building’s plumbing systems are stripped or inoperable with missing fixtures.
  - d. The building’s heating systems are stripped or inoperable with missing duct work and a missing furnace.
  - e. The building’s heating system has been vandalized.
  - f. The building’s floors are warped with smoke, fire, and/or water damage.
  - g. The building’s glazing is broken or missing with cracked panes.
  - h. The building’s joists are over notched and are smoke, fire, and/or water damaged.
  - i. The building’s masonry has loose or missing brick with step or stress fractures and washed out mortar joints.
  - j. The building’s masonry is smoke, fire, and/or water damaged.
  - k. The building’s plaster is broken or missing with smoke, fire, and/or water damage.
4. 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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## WHEREFORE, IT IS HEREBY ORDERED THAT:

- A. Judgment is entered in favor of Plaintiff City of Chicago and against Defendants on Counts 1 + 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. nia is ordered to keep the property secure until it is demolished. nia is ordered to pay a judgment of onia in reimbursement of the City's litigation costs no later than nia.  
nia is ordered to pay a judgment of nia to the City no later than nia, based on Count II of the City's complaint. Payment must be by certified check, business check, or money order, made payable to the City of Chicago. Payment must be delivered to 30 N. LaSalle Street, Suite 700, Chicago, IL, 60602, Attn: Kristina Mokrzycki. Payment must include the case number on its face, and be accompanied by a copy of this court order.
- F. 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.
- 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.

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H. 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

Judge James M. McGina

AUG 16 2011

Circuit Court 1926

PLAINTIFF, CITY OF CHICAGO  
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