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Eugene "Gene" Moore
Cook County Recorder of Deeds
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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
MUNICIPAL DEPARTMENT - FIRST DISTRICT

CITY OF CHICAGO, a Municipal Corporation,)

Plaintiff,)

v.)

NORTH STAR TRUST CO., et al.,)

Defendants.)

No. 08 M1 401576

Re: 8947 S. Commercial

Courtroom 1109

Agreed

ORDER OF DEMOLITION

September 21, 2011

This cause coming on to be heard on ~~May 2, 2011~~, on the Plaintiff City of Chicago, a municipal corporation's ("City"), by Mara S. Georges, Corporation Counsel of the City of Chicago, against the following named defendants:

- North Star Trust Co., under TR #11-2826, dated 4/8/94;
- B. Susan Lilovich;
- David Lilovich;
- G. Joseph Lilovich;
- John Lilovich;
- Steve Lilovich;
- Anna Lilovich;
- 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: 8947 S. Commercial, Chicago, Illinois, ("subject property"), and legally described as

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follows:

LOT 28 IN BLOCK 41 IN CALUMET AND CHICAGO CANAL AND DOCK COMPANY'S SUBDIVISION OF PART OF THE FRACTIONAL SECTION 5 AND 6, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This parcel is commonly known as 8947 S. Commercial, Chicago, Cook County Illinois and has Permanent Index Number (PIN) of 26-06-217-015.

2. Located on the subject property is a two-story building of frame construction. The last known use of the building was mixed use commercial and residential.
3. The Court finds that on or about August 22, 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 building's electrical systems are stripped or inoperable.
 - c. The building's rear overhang was improperly built, is over ten feet, has no support and is sagging. **(A Dangerous and Hazardous Condition)**
 - d. There is garbage and dead rats all over the rear yard of the building.
 - e. The building's ceiling and floor joists are exposed to the weather and showing effects of rotting.
 - f. The building's northeast corner foundation has a hole and cracks.
 - g. The building's siding is badly deteriorated.
 - h. The building's rear porch is missing.
 - i. The building's chimney is missing bricks and has mortar erosion.
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

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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. 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).

Judge Patrick T. Rogers

SEP 21 2011



Patrick T. Rogers 2007

ENTERED

Judge ~~William C. P. [unclear]~~ Circuit Court-2007

By: Marc Augustave
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