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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.
WILLIAM B. JOHNSON, et al.,
Defendants.

No. 11 M1 401708
Re: 2701 E. 92nd Street
Courtroom: 1109

Agreed ORDER OF DEMOLITION effective ~~to~~ 12/1/11
Cover city objection
9/28/11

This cause coming to be heard on 9/28/11, on the complaint of the Plaintiff, City of Chicago, a municipal corporation ("City"), by Stephen Patton, Corporation Counsel of the City of Chicago, against the following named Defendants:

William B. Johnson
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: 2701 E. 92nd Street, Chicago, Illinois, and legally described as follows:

LOT 10 AND 11 IN BLOCK 81 IN THE SUBDIVISION BY THE CALUMET AND CHICAGO CANAL AND DOCK COMPANY OF PARTS OF FRACTIONAL SECTIONS 5 AND 6, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This parcel has a Permanent Index Number of 26-06-313-001 & 002.

2. Located on the subject property is a one-story frame residential building.

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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 missing fixtures.
 - c. The building’s plumbing systems are stripped or inoperable with missing fixtures.
 - d. The building’s heating systems have missing duct work and a missing furnace.
 - e. The building’s glazing is broken or missing.
 - f. The building’s masonry has holes with loose or missing brick with missing sections and missing siding.
 - g. The building’s rafters are cracked.
 - h. The building’s roof is missing shingles.
 - i. The building’s sash are broken, missing, or inoperable.
 - j. The building’s stairs have collapsed with damaged decking and damaged handrails.
 - k. The building’s stairs have improper foundations and improper treads and risers.
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 Defendant-Owners 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 12/11/11 over the city's objection
- E. William Johnson is ordered to keep the property secure until it is demolished. William Johnson is ordered to pay a judgment of \$300 in reimbursement of the City's litigation costs no later than 12/11/11. nlq is ordered to pay a judgment of nlq to the City no later than nlq, 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. Defendant-Owners 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.

Associate Judge William G. Pilegg

SEP 28 2011

ENTERED  Judge
Circuit Court - 1764

PLAINTIFF, CITY OF CHICAGO
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