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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

THE CITY OF CHICAGO,)
a municipal corporation,)

Plaintiff,)

v.)

CHRISTOPHER BOULAHANIS,)
UNKNOWN OWNERS AND NON-)
RECORD CLAIMANTS.)

Defendants.)

No. 09 M1 401492

Re: 11401 S. Wentworth Ave.

Courtroom 1109

ORDER OF DEMOLITION

October 13, 2011

This cause coming on to be heard on ~~May 26, 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:

Christopher Boulahanis;
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: 11401 S. Wentworth Avenue, Chicago, Illinois, ("subject property"), and legally described as follows:

LOTS 18,19 AND 20 IN BLOCK 7 IN VAN DER SYDE AND BARTLETT'S ADDITION TO PULLMAN IN SECTION 21, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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This parcel is commonly known as 11401 S. Wentworth Avenue, Chicago, Cook County Illinois and has Permanent Index Number (PIN) of 25-21-228-001.

2. Located on the subject property is a two- story brick building and garage. The last known use of the building was commercial.
3. The Court finds that on or about March 16, 2009 , and continuing to the present, dangerous and unsafe conditions existed at the subject property, in that:
 - a. The building located on the subject property (“the building”) is vacant.
 - b. The building’s electrical systems are fire damaged, stripped or inoperable.
 - c. The building’s plumbing systems are fire damaged, stripped or inoperable.
 - d. The building’s heating systems are fire damaged, stripped or inoperable.
 - e. The building’s roof and rafters are fire damaged.
 - f. The building’s masonry walls are leaning and bowed ~~with large vertical cracks.~~
 - g. The building’s sashes, frames, doors and trim are deteriorated.
 - h. ~~The building’s interior stair system is deteriorated.~~
 - i. ~~The building’s interior floors are deteriorated.~~
 - j. The building’s plaster is broken and missing along the walls and ceilings.
 - k. The building’s window glazing is broken or missing.
 - l. ~~There is trash and debris throughout the interior of the building.~~
 - m. ~~There is trash and debris surrounding the exterior of the building.~~
 - n. ~~There was a fatality in the building.~~
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

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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)

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Associate Judge William G. Pileggi
 OCT 12 2011
 Judge William G. Pileggi
 Circuit Court - 1764

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