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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,)	No. 11 M1 400529
v.)	
)	Re: 1834 W. Armitage
OLHA NYKOLYSHYN, et al.,)	
)	
Defendants.)	Courtroom: 1111

ORDER OF DEMOLITION

This cause coming to be heard on 2/14/12, 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:

Olha Nykolyshyn
Mortgage Electronic Registration Systems, Inc., as Nominee for Countrywide Bank, N.A.
The Bank of New York, as Trustee for the Certificate Holders, CWALT, Inc., Alternative
Loan Trust 2006-45T1, Mortgage Pass-Through Certificates, Series 2006-45TL
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: 1834 W. Armitage, Chicago, Illinois, and legally described as follows:

LOT 46 IN BLOCK 31 IN SUBDIVISION OF BLOCKS 17, 18, 20, 21 (EXCEPT LOTS 1, 6 & 12 IN SAID BLOCK 21), 23, 28, 29, 30, 31, 32, (EXCEPT LOTS 1, 2, 3, 6 & 7 IN SAID BLOCK 32), 33, 38, 39, 40 AND 41 OF SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This parcel has a Permanent Index Number of 14-31-215-048.

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2. Located on the subject property is a one-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 missing fixtures with exposed wiring.
 - c. The building’s plumbing systems are missing fixtures.
 - d. The building’s heating systems have been vandalized and the gas service has been disconnected.
 - e. The building’s floors are warped with smoke, fire, and/or water damage.
 - f. The building’s glazing is broken or missing.
 - g. The building’s masonry has step or stress fractures with washed out mortar joints.
 - h. The building’s plaster is smoke, fire, and/or water damaged.
 - i. The building’s sash are broken, missing, or inoperable.
 - j. The building’s stairs have damaged decking and damaged handrails.
 - k. The building’s studs are smoke, fire, and/or water damaged.
4. Demolition of the subject property, as a whole, is the least restrictive alternative available to effectively abate the conditions now existing there.

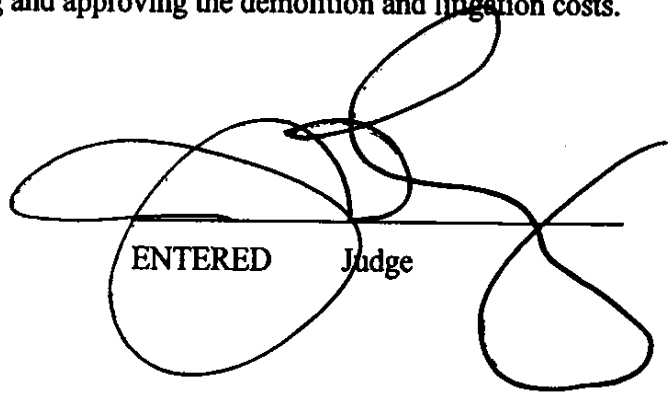
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WHEREFORE, IT IS HEREBY ORDERED THAT:

- A. Judgment is entered in favor of Plaintiff City of Chicago and against Defendants on Counts I + 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 7/14/12.
- E. The City's performance under this order will result in a statutory in rem lien that attaches only to the subject parcel of real estate. If the City seeks a personal judgment against any individual party to this action, it will proceed by separate motion directed to that party.
- F. OLHA NYKOLYSHYN is ordered to keep the property secure until it is demolished. OLHA NYKOLYSHYN is ordered to pay a judgment of \$ 654.00 in reimbursement of the City's litigation costs no later than 4/14/12. _____ is ordered to pay a judgment of _____ to the City no later than _____, 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.
- G. Defendants with either possession or control of the subject property 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.
- H. 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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- I. 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

PLAINTIFF, CITY OF CHICAGO
 STEPHEN PATTON, Corporation Counsel

James M. McGing

FEB 14 2012

CHICAGO 1926

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