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Recorder's Office

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

THE CITY OF CHICAGO,)
a municipal corporation,)
)
Plaintiff,)
v.)
)
Johnny Lee Carter; Salta Group, Inc.;)
Unknown Heirs and Legatees of)
Ceolia W. Morgan; Unknown Owners and)
Non-Record Claimants.)
)
Defendants.)

No. 12 M1 401229

Re: 7320 S. Morgan Street
Subject Property

Courtroom 1111

EMERGENCY ORDER OF DEMOLITION

This cause coming on to be heard on April 30, 2012, on the Plaintiff, City of Chicago, a municipal corporation's ("City"), emergency motion and accompanying complaint seeking immediate demolition authorization, by Stephen R. Patton, Corporation Counsel of the City of Chicago, against the following named defendants:

Johnny Lee Carter;
Salta Group, Inc.;
Unknown Heirs and Legatees of Ceolia W. Morgan;
Unknown Owners and
Non-record Claimants;

The Court being fully advised of the premises of this proceeding, having heard the evidence at hearing, finds that:

1. The Court has jurisdiction of the subject matter, which is the premises located at the following address: 7320 S. Morgan Street, Chicago, Illinois, and legally described as follows:

LOTS 9 AND 10 IN BLOCK 1 IN YOUNG AND RYON'S SUBDIVISION OF THE

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NORTH ½ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
Permanent Index Number: 20-29-219-043 & 044.

2. Located on the subject property is a one story frame building and garage. The last known use of the building was residential.
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 and open. **(a dangerous and hazardous condition)**
 - b. The building's electrical systems wiring are exposed.
 - c. The building's electrical systems are stripped or inoperable.
 - d. The building's electrical systems are missing fixtures.
 - e. Comed electrical service to the building has been terminated at the pole.
 - f. The building's electrical systems are smoke, fire or water damaged..
 - g. The building's interior floors are warped, buckled and loose.
 - h. The building's interior floors are missing flooring.
 - i. The building's interior floors are deteriorated, smoke, fire or water damaged.
 - j. The building's interior floors are **Dangerous and Hazardous**.
 - k. The building's window glazing is broken or missing.
 - l. The building's window glazing has cracked panes.
 - m. The building's heating system is missing ductwork.
 - n. The building's furnace is missing.
 - o. The building's joists are deteriorated, smoke, fire or water damaged.
 - p. The building's joists are cracked and have collapsed.
 - q. The building's joists are **Dangerous and Hazardous**.
 - r. The building's masonry has collapsed.
 - s. The building's masonry is **Dangerous and Hazardous**.
 - t. The building's masonry has holes.
 - u. The building's masonry is missing sections.
4. The building located thereon is structurally unsound, in danger of imminent collapse, and poses an immediate dangerous and hazardous threat to public health, safety and welfare, and must therefore be demolished immediately.

WHEREFORE, IT IS HEREBY ORDERED that:

- A. The City is authorized to immediately demolish the building located on the subject property on an emergency basis.
- B. Judgment is entered in favor of Plaintiff City of Chicago and against defendants on

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Count I of its original complaint. Judgment on the remaining counts of the City's complaint, II through V, is deferred until the next court date.

- C. Pursuant to 65 ILCS 5/11-31-1 and the City's police powers under Article VII of the Illinois Constitution, and Section 13-12-130 of the Municipal Code of Chicago, the City is authorized to immediately demolish the building situated on the subject property on an emergency basis 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. Defendants shall immediately remove any and all persons occupying the subject property and all personal property from said premises instanter so that said premises will be completely vacant and free of personal property before demolition is commenced. The City's Department of Human Services is authorized to assist in the relocation of any tenants.
- E. Pursuant to Illinois Supreme Court Rule 304(a), as to the emergency order of demolition, this is a final and appealable order and judgment, the Court finding no just reason to delay the enforcement or appeal of this final order and judgment.
- F. This cause is continued to 7/23/12, at 9:30 p.m. in Room 1111 for completion of this Court's jurisdiction.

ENTERED

Judge James M. McGing

APR 30 2012

Circuit Court 1926

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