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Doc#: 1225541077 Fee: \$44.00  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 09/11/2012 11:53 AM Pg: 1 of 4

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

CITY OF CHICAGO, a municipal corporation, )

Plaintiff, )

No: 10 M1 401990

WELLS FARGO BANK, N.A. AS )  
SUCCESSOR TO THE PRUDENTIAL )  
INSURANCE COMPANY OF AMERICA )

Re: 25 N. Lockwood  
Chicago, IL

CELESTINE MCGOWAN, )  
SHARON BURNHAM, )  
~~TERRANCE BURNHAM,~~ )  
DARIN BURNHAM, )  
BEVERLY THOMPSON, )  
TIMOTHY MCGOWAN, )  
MICHAEL MCGOWAN, )  
GREGORY MCGOWAN, )  
UNKNOWN OWNERS and NON-RECORD )  
CLAIMANTS, )

PIN: 16-09-323-017-0000

Defendants. )

ORDER OF DEMOLITION

This cause coming on to be heard on ~~August 30, 2012~~ <sup>September 6, 2012</sup>, on the first amended complaint filed by the plaintiff, City of Chicago, a municipal corporation ("City"), seeking demolition authorization and other relief, by Stephen R. Patton, Corporation Counsel of the City of Chicago, against the following named defendants:

Wells Fargo Bank, N.A.

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Celestine McGowan  
 Sharon Burnham  
~~Ferrance Burnham~~  
 Darin Burnham  
 Beverly Thompson  
 Timothy McGowan  
 Gregory McGowan  
 Unknown Owners  
 Non- Record Claimants

The Court being fully advised of the premises of this proceeding, having heard both the testimonial and physical evidence presented at hearing, finds that:

1. The Court has jurisdiction of the subject matter, which is the premises located at the following address: 25 N. Lockwood, Chicago, Illinois, and legally described as follows:

**LOT 3 IN JOHN R. LYMAN'S RESUBDIVISION OF LOTS 13, 14, 15 AND 16 IN BLOCK 2 IN F.A. HILL'S BOULEVARD ADDITION IN THE WEST ½ OF THE EAST ½ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

PIN: 16-09-323-017-0000.

2. Located on the Subject Property is a two-story, single family frame residence.

**WHEREFORE, IT IS HEREBY ORDERED that:**

- A. Judgment is entered in favor of plaintiff City of Chicago and against Defendants Wells Fargo Bank, N.A., Celestine McGowan, Sharon Burnham, ~~Ferrance Burnham~~, Darin Burnham, Beverly Thompson, Timothy McGowan, and Gregory McGowan.
- B. A permanent injunction is entered not to rent, lease, use, occupy, convey, or transfer, or sell the Subject Property.
- C. The City of Chicago is authorized to keep the subject property boarded and secured until such time it is demolished.
- D. The City of Chicago has authority to demolish the subject property, effective immediately.
- E. Defendants Wells Fargo Bank, N.A., Celestine McGowan, Sharon Burnham, ~~Ferrance Burnham~~, Darin Burnham, Beverly Thompson, Timothy McGowan, and

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Gregory McGowan are ordered to pay board up costs in the amount of \$ 6,056.36

- F. 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 and is entitled to a lien for the costs of demolition, court costs and other costs enumerated by statute.
- 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. Pursuant to Illinois Supreme Court Rule 304(a), this is a final and appealable order and personal judgment, the Court finding no just reason to delay the enforcement or appeal of this final order and judgment.
- G. The Court reserves jurisdiction of this cause to enforce the terms of this Order, for the purpose of ascertaining demolition costs for entry of money judgments against the defendant owners, and for the purpose of hearing foreclosure proceedings, as defined by the applicable statutes and ordinances.

ENTERED

Judge James M. McGing

SEP 06 2012

Circuit Court

By: Yatanya Thompson  
 Assistant Corporation Counsel  
 City of Chicago Law Dept.  
 Building and License Enforcement Division  
 30 N. LaSalle Street, Suite 700  
 Chicago, Illinois 60602  
 (312) 744-6958

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**Address:** 25 N. Lockwood

**Legal:**

LOT 3 IN JOHN R. LYMAN'S RESUBDIVISION OF LOTS 13, 14, 15 AND 16 IN BLOCK 2 IN F.A. HILL'S BOULEVARD ADDITION IN THE WEST ½ OF THE EAST ½ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PIN:** 16-09-323-017-0000

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