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Eugene "Gene" Moore  
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**IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
MUNICIPAL DEPARTMENT - FIRST DISTRICT**

CITY OF CHICAGO, a municipal  
corporation,

Plaintiff,

v.

CHASTITY DANIELS, et al.

Defendants.

No. 11 M1 402672

Re: 654 N. Lockwood

Courtroom: 1111

**ORDER OF DEMOLITION**

This cause coming to be heard on August 13, 2012 on the complaint of the Plaintiff, City of Chicago, a municipal corporation ("City"), by Stephen R. Patton, Corporation Counsel of the City of Chicago, against the following named Defendants:

**CHASTITY DANIELS,  
THE BANK OF NEW YORK MELLON, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWALT,  
INC ALTERNATIVE LOAN TRUST 2005-J14 MORTGAGE PASS THROUGH CERTIFICATES, SERIES  
2005-J14,  
BANK OF AMERICA, NA,  
UNKNOWN OWNERS, and NONRECORD 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: **654 N. Lockwood**, Chicago, Illinois, and legally described as follows:

LOT 2 IN BLOCK 4 IN WILLIAM F. WALKER'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This parcel has a Permanent Index Number of 16-09-111-023.

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2. Located on the subject property is a two-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 is vacant and open.
  - b. The building's electrical system is stripped and inoperable with missing fixtures and exposed wiring.
  - c. The building's flooring is warped.
  - d. The building's glazing is broken or missing, with cracked panes.
  - e. The building's heating system is missing ductwork and a furnace, and has indications of vandalism.
  - f. The building's joists are over notched and smoke, fire or water damaged.
  - g. The building's masonry is missing sections, with loose or missing brick, and holes.
  - h. The building's masonry is smoke, fire or water damaged, with washed out mortar joints.
  - i. The building's masonry is partially collapsed.
  - j. The building's plaster is broken or missing.
  
4. 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 HEREBY ORDERED THAT:

- A. Defendants UNKNOWN OWNERS and NONRECORD CLAIMANTS, having been notified by publication, and having failed to appear, answer, or otherwise plead as of the default date of July 23, 2012, are in default and all allegations in the complaint are deemed admitted against Defendants in default.
  
- B. An in rem judgment is entered in favor of Plaintiff City of Chicago and against defendants on Counts I and IV of the City's complaint seeking demolition authority.
  
- C. Counts II, III, V, VI, VII, and VIII of the City's Complaint are voluntarily withdrawn.
  
- D. Pursuant to the judgment entered above, 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.
  
- E. The authority granted in Paragraph E above shall be effective immediately.
  
- F. Defendant owners are ordered to keep the property secure until it is demolished.
  
- G. The City's performance under the 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.
  
- H. Defendants with either possession or control of the subject property 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

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demolition is commenced. The City's Department of Human Services is authorized to assist in the relocation of any tenants.

- I. Pursuant to Illinois Supreme Court Rule 304(a), this is a final and appealable order and the Court finds that there is no just reason for delaying the enforcement or appeal of this order.
- J. 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.

Judge James M. McQuinn  
 AUG 13 2012  
 Circuit Court 1926  
 ENTERED Judge

PLAINTIFF, CITY OF CHICAGO  
 Stephen R. Patton, Corporation Counsel

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