

Duplicate Original



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Affidavit Fee:  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/10/2013 02:50 PM 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,  
v.  
JOHN O'BRIEN, et al.,  
Defendants.

No. 12 M1 402427  
Re: 427 N. Lawndale

Courtroom: 1111

Agreed ORDER OF DEMOLITION effective on 1/1/14

This cause coming to be heard on 6/11/13, 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:

KRISHNA Global, LLC.  
John O'Brien  
Gail Haywood  
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: 427 N. Lawndale, Chicago, Illinois, and legally described as follows:

LOT 8 IN VAN BEZY'S SUBDIVISION OF LOTS 24 TO 41, BOTH INCLUSIVE, IN VAN WYCK'S SUBDIVISION OF BLOCK 15 OF MORTON'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This parcel has a Permanent Index Number of 16-11-132-013.

- 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

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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 is stripped or inoperable with missing fixtures.
  - c. The building's plumbing systems are stripped or inoperable with missing fixtures.
  - d. The building's heating systems are stripped or inoperable with a missing furnace and missing duct work.
  - e. The building's heating systems have been vandalized.
  - f. The building has missing portions of flooring.
  - g. The building's glazing is broken or missing.
  - h. The building's joists are over notched.
  - i. The building's masonry has holes with washed out mortar joints.
  - j. The building's masonry has smoke, fire, and/or water damage.
  - k. The building's plaster is broken or missing with smoke, fire, and/or water damage.
  - l. The building's roof is water damaged with a damaged membrane.
  - m. The building's sash are broken, missing, or inoperable.
  - n. The building's stairs have damaged decking.
4. Demolition of the subject property, as a whole, is the least restrictive alternative available to effectively abate the conditions now existing there.

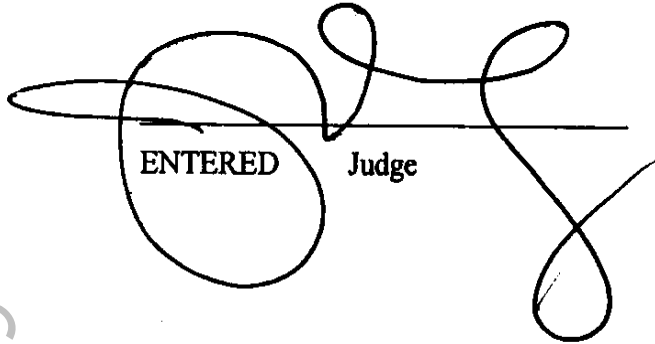
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**WHEREFORE, IT IS HEREBY ORDERED THAT:**

- A. The Court finds that the City has met its obligations under Section 21-410 of the Property Tax Code and that property tax certificate holders are subject, inter alia, to Sections 21-95, 21-100, 21-105, and 22-35 of the Property Tax Code. The property tax certificate holder (not applicable) is dismissed as a party defendant.
- B. Judgment is entered in favor of Plaintiff City of Chicago and against Defendants on Counts I and IV of the City of Chicago's complaint for demolition.
- C. The remaining counts of the City's complaint for demolition are voluntarily dismissed.
- D. 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.
- E. The authority granted in Paragraph D. above shall become effective on 1/1/14.
- F. 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.
- G. John O'Brien is ordered to keep the property secure until it is demolished. John O'Brien 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.
- H. 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.

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- I. 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.
- J. 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

By:   
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 ATTY NO. 90909

Judge James M. McGinley  
 JUN 04 2013  
 Circuit Court 1926