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Karen A. Yarbrough
Cook County Recorder of Deeds
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IN THE CIRCUIT COURT OF COOK COUNTY MUNICIPAL DEPARTMENT - FIRST DISTRICT

THE CITY OF CHICAGO, a municipal corporation,
Plaintiff,

v.

ZOOM PROPERTY GROUP, LLC, ET AL.,
Defendants.

Case Number: 14 M1 400392

Re: 7147 S. University Ave.

Courtroom 1109

ORDER OF DEMOLITION

This cause coming to be heard on 5/14/14, on the complaint of the Plaintiff, City of Chicago, a municipal corporation ("City"), by Stephen R. Patton, Corporation Counsel, against the following named Defendants:

ZOOM PROPERTY GROUP, LLC;
STANDARD BANK & TRUST CO.; and
UNKNOWN OWNERS, and NONRECORD CLAIMANTS.

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

1. The Court has jurisdiction of the parties hereto and the subject matter, which is the premises located at the following address: 7147 S. University Ave., Chicago, Cook County, Illinois ("subject property"), legally described as:

LOT 28 IN BLOCK 1 IN CORNELL, BEING A SUBDIVISION IN SECTIONS 26 AND 35, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 20-26-106-015.

2. Located on the subject property is a two-story brick building. The last known use of the subject building was residential.

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3. The subject building is dangerous, unsafe and beyond reasonable repair under the terms of the Illinois Municipal Code, 65 ILCS 5/11-31-1 (1996) (Unsafe Buildings), in that:
 - a. The building(s) located on the subject property ("the building") is vacant and open.
 - b. The building's electrical systems are stripped and inoperable.
 - c. The building's electrical systems have exposed wiring and are missing fixtures.
 - d. The building's heating systems have been vandalized and are stripped and inoperable.
 - e. The building's heating systems are missing a furnace and ductwork.
 - f. The building's plumbing systems are stripped and inoperable and are missing fixtures.
 - g. The building's flooring is missing in places and warped in places.
 - h. The building's glazing is broken or missing.
 - i. The building's joists are cracked.
 - j. The building's masonry has step or stress fractures.
 - k. The building's masonry has washed out mortar joints.
 - l. The building's plaster is broken or missing.
 - m. The building's sashes are broken, missing, or inoperable.
 - n. The building's stair system has damaged handrails.
 - o. The building's stair system does not have ledger bolts.
 - p. The building's studding is missing in places.
 - q. The building's studding has damaged headers.
4. The Court finds that it would take major reconstruction of a responsible owner to bring the subject building into full compliance with the Municipal Code. The Court further finds that demolition of the subject building is the least restrictive alternative available to effectively abate the conditions now existing there.

WHEREFORE, IT IS HEREBY ORDERED THAT:

- A. 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.
- B. The remaining counts of the City's complaint are voluntarily withdrawn.

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- C. 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.
- D. The authority granted in Paragraph C. above shall become effective immediately.
- 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. 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 demolition is commenced. The City's Department of Human Services is authorized to assist in the relocation of any tenants.
- G. 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.
- H. The Court reserves jurisdiction of this cause to enforce the terms of this order and for the purpose of ascertaining the demolition costs for entry of a money judgment against the defendant owners, as defined by the applicable statutes and ordinances.

ENTERED:

[Handwritten Signature]



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PLAINTIFF, CITY OF CHICAGO

STEPHEN PATTON, Corporation Counsel

By: Nina Yabes
Nina Yabes

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COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

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