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Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/11/2014 10:32 AM Pg: 1 of 3

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

THE CITY OF CHICAGO, a municipal corporation,  
Plaintiff,

v.

CGB DEVELOPMENT, INC., *ET AL*,  
Defendants.

Case Number: 14 M1 401765

Re: 7721 S. South Shore Drive

Courtroom 1109

**EMERGENCY ORDER OF DEMOLITION**

This cause coming to be heard on 7/9/14, 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, against the following named Defendants:

CGB DEVELOPMENT, INC.; 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: 7721 S. South Shore Drive, Chicago, Cook County, Illinois ("subject property"), legally described as:

**THAT PART OF LOT 145 LYING NORTHWESTERLY OF A STRAIGHT LINE, DRAWN THROUGH A POINT IN THE SOUTHWESTERLY LINE OF SAID LOT, SAID POINT BEING HALF WAY BETWEEN THE EXTREME WEST CORNER OF SAID LOT AND THE EXTREME SOUTH CORNER OF SAID LOT AND THROUGH A POINT IN THE NORTHEASTERLY LINE OF SAID LOT SAID POINT BEING HALF WAY BETWEEN THE EXTREME NORTH CORNER OF SAID LOT AND THE EXTREME EAST CORNER OF SAID LOT 145 IN DIVISION 1 IN WESTFALL'S SUBDIVISION OF 208 ACRES, BEING THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ALSO KNOWN AS THE NORTHWESTERLY 1/2 OF LOT 145 (MEASURED**

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**ALONG THE NORTHEASTERLY AND SOUTHWESTERLY LINE THEREOF),  
IN DIVISION 1 OF WESTFALL'S SUBDIVISION AFORESAID.**

**Permanent Index Number: 21-30-413-006.**

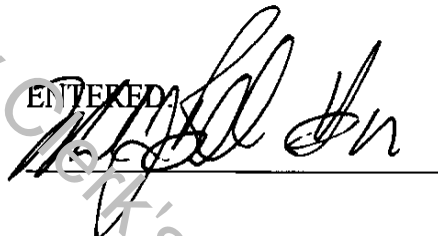
2. Located on the subject property is a frame garage and one-story brick building. The last known use of the subject building was residential.
  
3. The subject building is dangerous, unsafe and beyond reasonable repair under the terms of the Illinois Municipal Code, 65 ILCS 5/11-31-1 (1996) (Unsafe Buildings), in that:
  - a. The building has been found vacant.
  - b. The building's masonry has collapsed, with holes, missing sections, step or stress fractures, and washed out mortar joints.
  - c. The building's roof has a damaged membrane, is missing shingles, and water damaged.
  - d. The building's rafters have collapsed and/or cracked.
  - e. The building's joists have collapsed and/or cracked, and is smoke, fire or water damaged.
  - f. The building's flooring is warped.
  - g. The building's plaster is broken or missing.
  - h. The building's glazing system is broken or missing, and the window panes are cracked.
  - i. The building's electrical service is inoperable.
  - j. \_\_\_\_\_.
  - k. \_\_\_\_\_.
  - l. \_\_\_\_\_.
  - m. \_\_\_\_\_.
  
4. The Court finds that the building located on the subject property is an immediate dangerous and hazardous threat to the public's health, safety, and welfare, and must therefore be demolished immediately.
  
5. The Court further finds that demolition of the subject building 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. 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.
- C. The City shall immediately demolish the building located on the subject property on an emergency basis.
- D. 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.
- 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 the Court finds that there is no just reason for delaying the enforcement or appeal of this order.
- G. This cause is continued to 7/30/14, at 9:30 a.m. in Room 1109 for completion of this Court's jurisdiction.

ENTERED  
  
 \_\_\_\_\_

PLAINTIFF, CITY OF CHICAGO  
 STEPHEN PATTON, Corporation Counsel

By: Nina Yabes  
 Nina Yabes  
 Assistant Corporation Counsel  
 Building and License Enforcement Division  
 30 N. LaSalle Street, Room 700  
 Chicago, Illinois 60602 / (312) 742-0342  
 Atty No. 90909

ENTERED  
 JUDGE MARK J. BALLARD-1742  
 JUL 09 2014  
 DOROTHY BROWN  
 CLERK OF THE CIRCUIT COURT  
 OF COOK COUNTY, IL  
 DEPUTY CLERK