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IN THE CIRCUIT COURT OF COOK COUNTY
MUNICIPAL DEPARTMENT – FIRST DISTRICT

THE CITY OF CHICAGO, a municipal corporation,
Plaintiff,

v.

WELLS FARGO BANK, N.A. ET AL.,
Defendants.

Case Number: 07 M1 402661

Re: 6525 S. GREEN ST.

Courtroom 1109

Agreed ORDER OF DEMOLITION, stayed to 10/22/14

This cause coming on to be heard on JULY 22, 2014, on the Plaintiff, City of Chicago, a municipal corporation's ("City"), complaint seeking demolition authorization, by Stephen R. Patton, Corporation Counsel, against the following named Defendants:

WELLS FARGO BANK, N.A.; and

UNKNOWN OWNERS, and NONRECORD CLAIMANTS.

The Court being fully advised of the premises of this proceeding and *the parties having stipulated to the following:* ~~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: 6525 S. GREEN ST., Chicago, Cook County, Illinois ("subject property"), legally described as:

THE NORTH 10 ½ FEET OF LOT 38 AND THE SOUTH 21 ½ FEET OF LOT 39
IN HART AND FRANK'S SUBDIVISION OF THE NORTH ½ OF THE
SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 20, TOWNSHIP 38
NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK
COUNTY, ILLINOIS.

Permanent Index Number: 20-20-223-008.

2. Located on the subject property is a two-story brick building and garage. The last known use of the subject building was residential.
3. *That* ~~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) (Unsafe Buildings), in that:
 - a. The building located on the subject property is vacant.

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- b. There are areas of deteriorated mortar at the common brick of the rear and side building elevations; there are a few sections of collapsed/displaced brick along the north and south parapet walls
- c. Some windows have damaged or missing sashes and broken glass.
- d. The masonry retaining wall at the rear basement areaway has collapsed.
- e. The masonry garage at the rear of the property has collapsed brick and is may have interior roof framing damage.
- f. The roof has holes.
- g. Water damaged floor joists underneath the 1st floor kitchen and bath area.
- h. The building's mechanical systems, including electrical, plumbing, and heating, have been stripped of their components and fixtures, rendering them inoperable.
- i. The building is missing duct work and a water heater.
- j. Some sections of the interior walls and ceiling are damaged.
- k. Kitchen and bathroom cabinets have been removed or are damaged.
- l. _____
- m. _____
- n. _____
- o. _____
4. ^{That} The Court finds that it would take major reconstruction by a responsible owner to bring the building into full compliance with the Municipal Code of Chicago. Further, the Court finds that the building located thereon poses a dangerous and hazardous threat to the public health, safety and welfare, and is beyond reasonable repair. Accordingly, the Court finds that demolition of the building is the least restrictive means available as of ~~7/22/14~~ ^{10/21/14} to abate the dangers and hazards posed by the building.
5. Defendant, _____, shall demolish the subject property on or before _____ pursuant to a valid wreck and level permit issued by the City of Chicago Department of Buildings, and shall obtain final approval and written sign-offs on all permits by the City of Chicago Department of Buildings.

WHEREFORE, IT IS HEREBY ORDERED THAT:

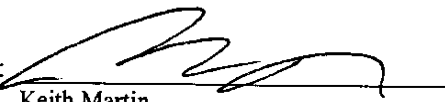
- A. Judgment is entered in favor of Plaintiff City of Chicago and against Defendants on Counts I and IV of the City's complaint. Accordingly, the City is authorized to demolish the building located on the subject property pursuant to Counts I and IV of the City's complaint.
- B. Counts III, V, VI, and ^{VII} are voluntarily withdrawn without prejudice.

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- C. 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.
- D. Defendants with either possession or control of the subject property and their successors and assigns shall be permanently enjoined from renting, using, leasing, or occupying the Subject Property until demolition of the subject property commences.
- E. 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. Thus, 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), as to the order of demolition, this is a final and appealable order and 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 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.

PLAINTIFF, CITY OF CHICAGO
STEPHEN PATTON, Corporation Counsel

By:


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Atty No. 90909

By:


Atty for Defendant Wells Fargo, N.A.

ENTERED

