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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.

JOSE LOPEZ, ET AL.,

Defendants.

Case Number: 12 M1 402518

Re: 8745 S. Saginaw

Courtroom 1109

**ORDER OF DEMOLITION**

This cause coming to be heard on 11/19/14 on the complaint of the Plaintiff, City of Chicago, a municipal corporation ("City"), by Stephen R. Patton, Corporation Counsel, against the following named Defendants:

FEDERAL NATIONAL MORTGAGE ASSOCIATION a/k/a FANNIE MAE;

MO Seven, LLC;

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: 8745 S. Saginaw, Chicago, Cook County, Illinois ("subject property"), legally described as:

**LOT 29 IN BLOCK 15 OF THAT CERTAIN SUBDIVISION MADE BY CALUMET AND CHICAGO CANAL AND DOCK COMPANY OF PARTS OF FRACTIONAL SECTIONS 5 AND 6, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Permanent Index Number: 26-06-105-018.

2. Located on the subject property is a two-story frame 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.
  - b. The building's electrical systems are stripped or inoperable with exposed wiring and 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 missing duct work.
  - e. The building has flooring that is missing.
  - f. The building's glazing is broken or missing.
  - g. The building's plaster is broken or missing with smoke, fire, and/or water damage.
  - h. The building has rafters that have collapsed.
  - i. The building's rafters are fire damaged with a large hole.
  - j. The building's roof is fire damaged with a damaged membrane.
  - k. The building's roof is missing shingles.
  - l. The building's sash are broken, missing, or inoperable.
  - m. The building is missing studding.
4. There has been no work in progress since the beginning of this case at the subject property.
5. 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.
- 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.

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- 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.

PLAINTIFF, CITY OF CHICAGO  
STEPHEN PATTON, Corporation Counsel

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