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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.

JASON BRADLEY, *et al.*

Defendants.

Case Number: 12 M1 402750

Re: 1520 S. CHRISTIANA AVE.
CHICAGO IL 60623

Courtroom 1107

ORDER AUTHORIZING DEMOLITION
BY THE CITY OF CHICAGO

This cause coming to be heard on MARCH 19, 2015 on the complaint of THE CITY OF CHICAGO ("the City"),
by and through its attorney, Stephen R. Patton, Corporation Counsel, against the following:

JASON BRADLEY,

LITTON LOAN SERVICING, LLP,

MORTGAGE ELECTRONIC REGISTRATION AS NOMINEE TO AMERICAN MORTGAGE NETWORK,
INC.,

AMERICAN MORTGAGE NETWORK, INC., D/B/A AMNET MORTGAGE,

UNKNOWN OWNERS, and

NONRECORD CLAIMANTS,

("Defendants").

The Court having heard evidence and testimony and being fully advised in the premises finds that:

1. The Court has jurisdiction of the subject matter, which is the real estate located at 1520 S. CHRISTIANA AVE., CHICAGO, COOK COUNTY, ILLINOIS ("subject property"), legally described as:

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LOT 9 IN BLOCK 3 IN PRESCOTT'S DOUGLAS PARK ADDITION TO CHICAGO, A SUBDIVISION OF BLOCKS 1, 2, 5 AND 10 OF CIRCUIT COURT PARTITION OF THE EAST ½ OF THE NORTHEAST ¼ AND PART OF THE EAST ½ OF THE SOUTHEAST ¼ LYING NORTH OF CENTER LINE OF OGDEN AVENUE OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 16-23-226-029-0000.

2. Located on the subject property is a TWO STORY BRICK BUILDING ("subject 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, in that the following violations of the Municipal Code of Chicago exist at the subject property and the defendants:
 - a. With respect to each OWNER only, failed to remove exposed electrical wiring and maintain electrical system in safe and sound condition. (18-27-300.4, 18-27-410.22, 13-196-590, 13-196-641). ELECTRICAL-EXPOSED WIRING
 - b. With respect to each OWNER only, failed to repair or replace defective and/or missing electrical fixtures and maintain electrical system in safe and sound condition. (18-27-210.70, 18-27-410.22, 18-27-410.23, 18-27-410.24, 18-27-240.27, 18-27-410.36, 18-27-410.37, 18-27-410.38, 18-27-410.39, 18-27-560.7, 13-196-590, 13-196-641). ELECTRICAL-MISSING FIXTURES; STRIPPED AND INOPERABLE
 - c. With respect to each OWNER and MORTGAGEE, failed to maintain the exterior of a building so that all exterior windows and doors are in sound condition and good repair, so that: windows and doors fit tightly within their frames; window and door frames are constructed and maintained in such relation to the adjacent wall construction as to prevent rain from entering the building; windows and doors are equipped with properly functioning locking hardware, and any window which has broken, cracked, or missing glass or glazing is repaired or boarded in a manner prescribed by code. (13-12-135(b)(3), 13-196-550, 13-196-641, 13-12-126(b)(1)). GLAZING-CRACKED PANES/SASHES-BROKEN, MISSING OR INOPERABLE
 - d. With respect to each OWNER only, failed to maintain every supply facility, piece of equipment, and utility, including the heating system, in safe and sound condition. (13-196-590, 13-196-641). HEATING-MISSING FURNACE

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- e. With respect to each OWNER, failed to maintain the exterior of a building so that all exterior walls are free of holes, breaks, loose or rotting boards or timbers, and any other conditions which might admit rain or dampness to the interior portions of the walls or the interior spaces and are protected against the entry of rodents or other animals. (13-12-135(b)(2), 13-196-530(b), 13-196-530(d), 13-196-641). With respect to each MORTGAGEE, failed to maintain and secure the exterior of the building and keep the exterior of the property free of vermin and rodents. (13-12-126(b)(8), 13-12-126(b)(11)). MASONRY-WASHED OUT MORTAR JOINTS
- f. With respect to each OWNER only, failed to maintain every wall and ceiling within a building in safe and sound condition and good repair. (13-12-135(c)(2), 13-196-540, 13-196-641). PLASTER-BROKEN OR MISSING
- g. With respect to each OWNER, failed to maintain the exterior of a building so that every outside stair or step is in sound condition and good repair and every porch, stoop, deck, veranda, balcony and walk is in sound condition. (13-12-135(b)(6), 13-52-010, 13-196-040, 13-196-570, 13-196-641). STAIRS-DAMAGED DECKING; DAMAGED HANDRAILS; IMPROPER FOUNDATIONS; NO LEDGER BOLTS
- h. With respect to each OWNER, failed to maintain the lot and surrounding public way so that all grass and weeds on the premises, including abutting sidewalks, gutters, and alleys, are below ten inches in height, and all dead or broken trees, tree limbs, or shrubbery are cut and removed from the premises. (13-12-135(a)(1), 7-28-120, 15-4-970). With respect to each MORTGAGEE, failed to maintain all grass and weeds below ten inches in height and cut all dead or broken trees, tree limbs, or shrubbery. (13-12-126(b)(2), 7-28-120). LOT-HIGH WEEDS

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4. The subject building is beyond reasonable repair and it would take major reconstruction by a responsible owner to bring the subject building into full compliance with the Municipal Code.
5. Demolition of the subject building is the least restrictive alternative available to effectively abate the dangerous and unsafe conditions at the subject property as of MARCH 19, 2015.

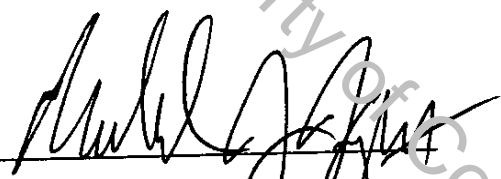
WHEREFORE, IT IS HEREBY ORDERED THAT:

- A. RULE TO SHOW CAUSE against JASON BRADLEY, entered on April 24, 2014 is discharged.
- B. UNKNOWN OWNERS and NONRECORD CLAIMANTS, having been notified by publication and having failed to answer, appear, or otherwise plead as of the default date of MARCH 18, 2013 are in default and all allegations in the complaint are deemed admitted against said defendants.
- C. An *in rem* judgment on Count I and IV of the Complaint is entered in favor of Plaintiff, the City of Chicago, and against Defendants.
- D. Counts II, III, V, VI and VII of the Complaint are voluntarily dismissed, on the City's oral motion.
- E. 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 subject 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. Such authority shall be effective MARCH 19, 2015.
- F. The City's performance under this order shall result in a statutory *in rem* lien that attaches to the subject property only. If the City seeks a personal judgment against any Defendant(s), it shall proceed by separate motion directed to such Defendant(s).
- G. Any and all Defendants with either possession or control of the subject property shall immediately remove any and all persons occupying the subject building and any and all personal property from the subject property so that the subject property is completely vacant and free of persons and personal property before demolition is commenced.
- H. All Defendants and his / her / their / its agents, heirs, legatees, successors, and assigns shall be permanently enjoined and restrained from renting, using, leasing, occupying, selling or otherwise transferring, in whole or in part, the ownership or controlling interest in the entire premises until the same has / have established full compliance with the Municipal Code of the City of Chicago as stated in this cause and further order of court. Defendant(s) and his / her / their / its agents, heirs, legatees, successors, and assigns shall maintain the subject property in a sanitary, boarded, and secure condition while it remains subject to this injunction or until the property is demolished.

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- I. Pursuant to Illinois Supreme Court Rule 304(a), this is a final and appealable order and the Court finds there is no just reason for delaying 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 demolition costs and other costs for entry of money judgment(s) against the defendant owners and for the purposes of hearing foreclosure proceedings as defined by the applicable statutes and ordinances.
- K. This matter is off-call.

ENTERED
 JUDGE MARK J. BALLARD-1742
 MAR 19 2015
 ENTERED:
 DOROTHY BROWN
 CLERK OF THE CIRCUIT COURT
 OF COOK COUNTY, IL
 DEPUTY CLERK

By: 

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