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Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/09/2015 10:42 AM Pg: 1 of 4

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

THE CITY OF CHICAGO, a municipal corporation,  
Plaintiff,

v.

CHICAGO TITLE LAND TRUST S/I/I TO  
AMERICAN NATIONAL BANK, TRUSTEE, TR  
#51459, ET AL.,

Defendants.

Case Number: 15M1400105

Re: 6826 S. MARSHFIELD AVE.  
CHICAGO, IL 60636

Courtroom 1109

*Agreed ORDER OF DEMOLITION; Stayed until 1/14/2016*

This cause coming on to be heard on, 10/8/2015, on the complaint of the Plaintiff, City of Chicago, a municipal corporation ("City"), by Stephen R. Patton, Corporation Counsel, against the following named Defendants:

CHICAGO TITLE LAND TRUST S/I/I TO AMERICAN NATIONAL BANK, TRUSTEE, TR #51459;  
JAMES STARKS; and  
UNKNOWN OWNERS, and NONRECORD CLAIMANTS.

The Court being fully advised of the <sup>*agreement between the parties, orders*</sup> premises of this proceeding and having heard the evidence finds that:

- The Court has jurisdiction of the parties hereto and the subject matter, which is the premises located at the following address: ~~6602 S. ABERDEEN ST.~~, Chicago, Cook County, Illinois ("subject property"), legally described as: *6826 S. Marshfield Ave.*

LOT 11 IN BLOCK 11 IN E.O. LANPHERE'S ADDITION TO ENGLEWOOD, BEING A SUBDIVISION OF BLOCKS 1 TO 15 AND THE NORTH 1/2 OF BLOCK 16 OF SEA'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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15M1400105

1. Located on the subject property is a TWO-STORY FRAME MULTIPLE UNIT DWELLING BUILDING. The last known use of the building was RESIDENTIAL.
2. 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. This building is vacant and open.
  - b. The building is full of junk and debris.
  - c. The building has no working mechanical systems, including electrical, plumbing, and heating.
  - d. The building's electrical system is stripped and is therefore inoperable.
  - e. The building's electrical fixtures are missing, exposing electrical wiring.
  - f. The building has no ductwork or a furnace.
  - g. The building's heating system has been vandalized, stripped and has been inoperable.
  - h. The building's plumbing fixtures are missing, stripped and are inoperable.
  - i. Sections of the building's flooring are missing at various locations.
  - j. Sections of the building's flooring are warped at various locations, posing a dangerous and hazardous condition.
  - k. The building's window glazing is broken or missing.
  - l. The building's joists are cracked.
  - m. The building's masonry has washed out mortar joints, step or stress fractures, and missing siding.
  - n. The building's masonry has possible asbestos siding and has smoke, fire, or water damage.
  - o. The building's plaster is broken or missing.
  - p. The building's roof has a damaged membrane.
  - q. The building's window sashes are broken and missing and are therefore inoperable.
  - r. The building's stair system has damaged decking and handrails.
  - s. \_\_\_\_\_
  - t. \_\_\_\_\_
  - u. \_\_\_\_\_
  - v. \_\_\_\_\_
  - w. \_\_\_\_\_

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15M1400105

3. There has been no work in progress since the beginning of this case at the subject property.
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, and that the subject building is beyond reasonable repair. The Court further finds that demolition of the subject building is the least restrictive alternative available to effectively abate the conditions now existing there.

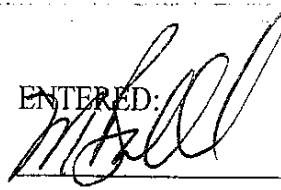
## WHEREFORE, IT IS HEREBY ORDERED THAT:

- A. Defendants, unknown owners and non-record claimants, having been notified by publication, and having failed to appear, answer, or otherwise plead as of the default date of August 7, 2015, are in default and all allegations in the complaint are deemed admitted against Defendants in default.
- B. 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.
- C. The remaining counts of the City's complaint are voluntarily withdrawn.
- D. 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.
- E. The authority granted in Paragraph D. above shall become effective 1/14/2016.
- F. 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.
- G. 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 instantly 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.
- H. 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.
- I. 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.
- J. This case is off call.
- K. *Mandatory order keep vacant and secure during stay vs. Starks.*

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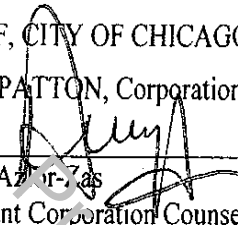
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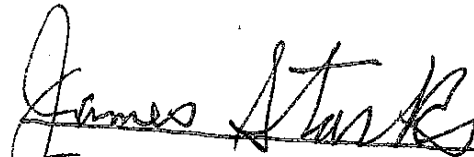
ENTERED:




PLAINTIFF, CITY OF CHICAGO  
STEPHEN PATTON, Corporation Counsel

By:

  
Maria Azor-7as  
Assistant Corporation Counsel  
Building and License Enforcement Division  
30 N. LaSalle Street, Room 700  
Chicago, Illinois 60602 / (312) 744-0210  
Atty No. 90909

  
James Starks  
Record Owner

  
Jonathan Schultz  
Attorney for plaintiff

City of Cook County Clerk's Office

ENTERED  
JUDGE MARK BALLARD-1742

ENTERED  
JUDGE MARK BALLARD-1742  
D. OCT 08 2015  
DOROTHY BROWN  
CLERK OF THE CIRCUIT COURT  
OF COOK COUNTY, IL  
DEPUTY CLERK