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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.

RASHIDAT DADA, ET AL.,

Defendants.

Case Number: **14M1403077**

Re: 52 E. 102<sup>nd</sup> St.

Courtroom 1109

**ORDER OF DEMOLITION**

This cause coming to be heard on 10/7/15, on the complaint of the Plaintiff, City of Chicago, a municipal corporation ("City"), by Stephen R. Patton, Corporation Counsel, against the following named Defendants:

RASHIDAT DADA,  
RBS CITIZENS, NA,  
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: 52 E. 102ND ST., Chicago, Cook County, Illinois ("subject property"), legally described as:

LOT 58 AND THE EAST 1/2 OF LOT 59 IN ROSELAND HEIGHTS, BEING A SUBDIVISION OF LOTS 2 AND 3 AND THAT PART OF THE SOUTH 5/7 OF LOT 4, LYING WEST OF MICHIGAN AVENUE AND PETER BOON AND OTHER'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 25-10-316-042.

2. Located on the subject property is a FRAME GARAGE AND TWO-STORY FRAME BUILDING. The last known use of the subject building was SINGLE-FAMILY 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 and open.
  - b. Commonwealth Edison terminated electrical services to the building.
  - c. The building's electrical systems are stripped and inoperable.
  - d. The building's electrical systems are missing fixtures and have exposed wiring.
  - e. The building's plumbing systems are stripped and inoperable.
  - f. The building's plumbing systems are missing fixtures.
  - g. The building's heating systems are stripped and inoperable.
  - h. The building's heating systems are missing a furnace and ductwork.
  - i. The building's heating systems have been vandalized.
  - j. The building's flooring is missing in places and warped in places.
  - k. The building's flooring has smoke, fire, and/or water damage.
  - l. The building's glazing is broken or missing.
  - m. The building's glazing has cracked panes.
  - n. The building's plaster is broken or missing.
  - o. The building's sashes are broken, missing, or inoperable.
  - p. The building's sashes have smoke, fire, and/or water damage.
  - q. The building's studding has smoke, fire, and/or water damage.
  
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. 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. The Court finds that the City has met its obligations under Section 21-410 of the Property Tax Code and that property tax certificate holders are subject, *inter alia*, to Sections 21-95, 21-100, 21-105, and 22-35 of the Property Tax Code. The property tax certificate holders **Z FINANCIAL, LLC, ELM LIMITED, LLC, and MTAG CUST CREEK IL, LLC** are dismissed as party defendants.
- 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 immediately.
- 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 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.
- 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.


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- 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.

ENTERED:   
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PLAINTIFF, CITY OF CHICAGO  
STEPHEN PATTON, Corporation Counsel

By:   
\_\_\_\_\_  
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 BALLARD-1742  
OCT 07 2015  
DOROTHY BROWN  
CLERK OF THE CIRCUIT COURT  
OF COOK COUNTY, IL  
DEPUTY CLERK