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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.

HAB GROUP, LLC, *et al.*

Defendants

Case Number: 14 M1 400729

Re: 8230 S DOBSON, UNIT G
CHICAGO, IL 60619

Courtroom 1107

ORDER OF NUISANCE
ABATEMENT FORFEITURE

This cause coming on to be heard on March 10, 2016, on the complaint of the Plaintiff, City of Chicago, a municipal corporation ("City"), by Stephen R. Patton, Corporation Counsel, against the following named Defendants:

- HAB GROUP, LLC,
- BOAZ KOHN D/B/A HAB GROUP, LLC,
- COLFIN BULLS FUNDING A, LLC,
- ROCK ELM, LLC,
- UNKNOWN OWNERS, and
- NONRECORD CLAIMANTS,

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

1. The Court has jurisdiction over the parties as follows:
 - HAB GROUP, LLC, service by publication (default date October 20, 2014),
 - BOAZ KOHN D/B/A HAB GROUP, LLC, personal service (dated January 8, 2015),
 - COLFIN BULLS FUNDING A, LLC, corporate service (dated April 2, 2014),
 - ROCK ELM, LLC, corporate service (dated March 25, 2014),
 - UNKNOWN OWNERS, service by publication (default date October 20, 2014),
 - NONRECORD CLAIMANTS, service by publication (default date October 20, 2014),
2. HAB GROUP, LLC is the last known record owner of the subject property.

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3. The Court has jurisdiction of the subject matter, which is the premises located at the following address: 8230 S DOBSON, UNIT G, Chicago, Cook County, Illinois ("subject property"), legally described as:

PARCEL 1: THE EAST 13 FEET 3 INCHES OF THE WEST 70 FEET 1 INCHES OF LOT 1 IN SANGER'S RESUBDIVISION OF LOTS 1, 2, 3, LOTS 20 TO 27 INCLUSIVE IN BLOCK 139 AND LOTS 1 TO 7 INCLUSIVE AND THE NORTH 1/2 OF EAST AND WEST VACATED ALLEY LYING SOUTH OF AND ADJOINING SAID LOTS 1 TO 6, INCLUSIVE IN BLOCK 140, ALL IN CORNELL, BEING A SUBDIVISION OF THE WEST 1/2 OF SECTION 26; THE SOUTHEAST 1/4 OF SECTION 26 (WITH THE EXCEPTION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SOUTHEAST 1/4; THE NORTH 1/2 OF THE NORTHWEST 1/4; THE SOUTH 1/2 OF THE NORTHWEST 1/4 WEST OF ILLINOIS CENTRAL RAILROAD AND NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 2: THE NORTH 10 FEET OF THE SOUTH 30 FEET OF THE WEST 20 FEET (DESIGNATED AS PARKING PARCEL "P-E") OF LOT 1 IN SANGER'S RESUBDIVISION AFORESAID.

PARCEL 1: THE EAST 13 FEET 3 INCHES OF THE WEST 109 FEET 10 INCHES OF LOT 1 IN SANGER'S RESUBDIVISION; PARCEL 2: THE NORTH 10 FEET OF THE SOUTH 50 FEET OF THE WEST 20 FEET OF LOT 1 IN SANGER'S RESUBDIVISION, IN SANGER'S RESUBDIVISION OF LOTS 1, 2, AND 3, LOTS 20 TO 27, INCLUSIVE, IN BLOCK 139 AND LOTS 1 TO 7 INCLUSIVE, AND THE NORTH 1/2 OF THE EAST AND WEST VACATED ALLEY LYING SOUTH OF AND ADJOINING SAID LOTS 1 TO 6 INCLUSIVE, IN BLOCK 140, ALL IN CORNELL, BEING A SUBDIVISION OF THE WEST 1/2 OF SECTION 26, THE SOUTHEAST 1/4 OF SECTION 26 (WITH THE EXCEPTION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SOUTHEAST 1/4) THE NORTH 1/2 OF THE NORTHWEST 1/4; THE SOUTH 1/2 OF THE NORTHWEST 1/4 WEST OF ILLINOIS CENTRAL RAILROAD AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 20-35-124-194-0000.

1. Located on the subject property is a TWO STORY BRICK BUILDING. The last known use of the building was RESIDENTIAL.
2. The building was found to be vacant and secure by an inspector of the City of Chicago Department of Buildings on or about 11/30/15.
3. There has been no evidence of work in progress since the beginning of this case at the subject property, and HAB GROUP, LLC has not shown that it has readily available and sufficient assets to make repairs necessary to bring the building into compliance with applicable laws.
4. By a preponderance of the evidence, the subject building is a public nuisance as defined by 13-12-145 of the Municipal Code of Chicago (the Building Nuisance Abatement Ordinance) in that the owner has failed to show it has readily available and sufficient assets to make repairs necessary to bring the building into compliance with applicable laws:
5. As the subject building constitutes a public nuisance as defined in subparagraph(s) 3 of section 13-12-145 of the Municipal Code of Chicago, there is a rebuttable presumption that the issuance of an order of forfeiture or assignment of all of the defendants' rights, title and interest in the real estate is appropriate. No evidence has been presented to rebut this presumption.

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- 6. In light of the magnitude of the harm caused or which can reasonably be expected to be caused by the nuisance and the extent to which the Defendants have failed to take effective measures to abate the nuisance, the assignment to a third party designated by the city of all of the defendants' rights, title and interest in the real estate as authorized by the Municipal Code is reasonable and proper.
- 7. The City has designated ~~XXXXXX~~ ^{Cook County Land Bank Authority} for assignment.

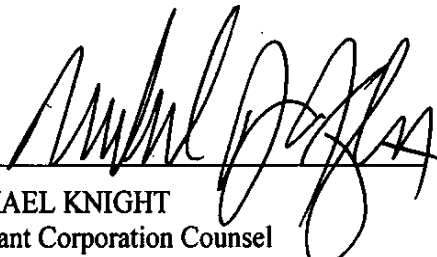
WHEREFORE, IT IS HEREBY ORDERED THAT:

- A. Defendants HAB GROUP, LLC, UNKNOWN OWNERS and NONRECORD CLAIMANTS, having been notified by publication and having failed to answer, appear, or otherwise plead as of the default date 10/20/14 are in default and all allegations in the complaint are deemed admitted against said defendants.
- B. Judgment is entered in favor of Plaintiff City of Chicago and against Defendants on Count ~~II~~ ^{IV} of the City's complaint seeking forfeiture of the subject property to a responsible third party designated by the City.
- C. Counts I and II of the City's complaint are voluntarily dismissed without prejudice.
- D. Pursuant to the authority granted this Court in Section 13-12-145 of the Municipal Code of Chicago, this Court hereby forfeits and assigns all rights, title, and interests of HAB GROUP, LLC to ~~XXXXXX~~ ^{Cook County and Bank Authority}, a third party designated by the City, effective March 10, 2016.
- E. 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.
- F. The Court reserves jurisdiction of this case to enforce the terms of this order.
- G. This matter is continued to ~~March 10~~ ^{May 5}, 2016 for entry of a judicial deed conveying the subject property pursuant to the forfeiture and assignment ordered in paragraph E, above.

ENTERED:



By:



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 Assistant Corporation Counsel
 City of Chicago Department of Law
 Building and License Enforcement Division
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 Chicago, Illinois 60602
 Phone: (312) 744-8791

#90909

Judge George F. Scully, Jr.
 MAR 10 2016
 Circuit Court - 2013