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Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/15/2016 04:22 PM Pg: 1 of 5

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## IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS MUNICIPAL DEPARTMENT - FIRST DISTRICT

<b>CITY OF CHICAGO, a municipal corporation,</b>	)	
	)	
<b>Plaintiff,</b>	)	<b>No. 15 M1 402521</b>
<b>v.</b>	)	
	)	<b>Re: 731 N LOREL</b>
<b>ROBERT BROOKINS, et al.</b>	)	
	)	
<b>Defendants.</b>	)	<b>Courtroom: 1111</b>

### ORDER OF DEMOLITION

This cause coming to be heard on 9/12/16 on the complaint of the Plaintiff, City of Chicago, a municipal corporation ("City"), by Stephen R. Patton, Corporation Counsel of the City of Chicago, against the following named Defendants:

**ROBERT BROOKINS,  
FIRST BANK OF OAK PARK,  
UNKNOWN OWNERS, and NONRECORD CLAIMANTS,**

The Court being fully advised of the premises of this proceeding and having heard the testimony of the City's inspector, finds that:

1. The Court has jurisdiction of the parties hereto and the subject matter, which is the premises located at the following address: **731 N Lorel, Chicago, Illinois**, and legally described as follows:

**LOT 38 IN BLOCK 1 IN WILLIAM S. WALKER'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

This parcel has a Permanent Index Number of 16-09-104-010.

2. Located on the subject property is a two-story frame single family residence.

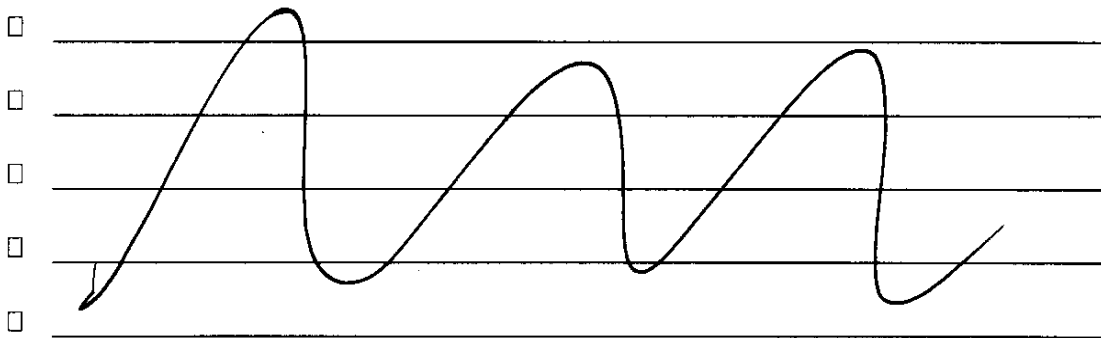
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3. The Court having heard testimony and evidence finds that the building located on the subject property is dangerous, hazardous, unsafe and beyond reasonable repair under the Unsafe Buildings Statute, 65 ILCS 5/11-31-1 (1996) in that:

- The building's electrical service has been terminated.
- The building's electrical system has exposed wiring.
- The building's electrical system is missing fixtures.
- The building's electrical system is stripped and inoperable.
- The building's flooring is missing in sections.
- The building's flooring is smoke, fire, or water damaged.
- The building's flooring is warped in sections.
- The building's window glazing is broken or missing.
- The building's heating system is stripped and inoperable.
- ~~The building is missing joists.~~
- The building's joists are over spanned.
- The building's joists are smoke, fire, or water damaged.
- The building's joists are undersized.
- ~~The building's masonry has loose or missing brick.~~
- ~~The building is missing siding in sections.~~
- ~~The building's masonry is partially collapsed.~~
- ~~The building's masonry is smoke, fire, or water damaged.~~
- ~~The building's masonry has washed out mortar joints.~~
- The building's plaster is broken or missing in sections.
- The building's plaster is smoke, fire, or water damaged.
- The building's plumbing system is missing fixtures.
- The building's plumbing system is stripped and inoperable.
- ~~The building's rafters are fire damaged.~~
- The building's roof is fire and water damaged.
- The building's roof is missing shingles.
- The building's roof is missing in sections.
- The building's sashes are broken, missing, or inoperable.
- The building's sashes are smoke, fire, or water damaged.
- The building's stair system has damaged decking and handrails.
- ~~The building's stair system has improper foundations.~~
- ~~The building's stair system has improper handrail height.~~
- The building's stair system has improper tread and riser.
- ~~The building's stair system is missing ledger bolts.~~
- ~~The building's stair system is smoke, fire, or water damaged.~~
- ~~The building's stair system has undersized joists.~~
- The building's studding has damaged headers.
- ~~The building is missing studding.~~
- The building's studding is smoke, fire, or water damaged.

TEMPORARY SUPPORT AT EXTERIOR IS COMPROMISED

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4. Demolition of the subject property, as a whole, is the least restrictive alternative available to effectively abate the conditions now existing there.


WHEREFORE, IT IS HEREBY ORDERED THAT:

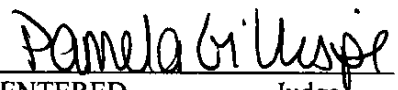
- A. An in rem judgment is entered in favor of Plaintiff City of Chicago and against defendants on Counts I and IV of the City's complaint seeking demolition authority.
- B. Counts II, III, V, VI, VII, and VIII of the City's Complaint are voluntarily withdrawn.
- C. Pursuant to the judgment entered above, 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.
- D. The authority granted in Paragraph C above shall be effective IMMEDIATELY.
- E. Defendant owners are ordered to keep the property secure until it is demolished.
- F. The City's performance under the 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.

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- I. The Court reserves jurisdiction of this cause to enforce the terms of this Order, for the purpose of ascertaining demolition costs for entry of money judgments against the defendant owners, and for the purpose of hearing foreclosure proceedings, as defined by the applicable statutes and ordinances.

PLAINTIFF, CITY OF CHICAGO  
 Stephen R. Patton, Corporation Counsel

By:   
 Jayson A. Serrano  
 Assistant Corporation Counsel  
 Building and License Enforcement Division  
 30 N. LaSalle Street, Suite 700  
 Chicago, Illinois 60602  
 Phone: (312)744-0210  
 Facsimile: (312)744-1054  
 ATTY NO. 90909

  
 ENTERED Judge  
 Assoc. Judge Pamela Gilluspe

SEP 12 2013  
 Circuit Court 1953

Clerk of Cook County Clerk's Office

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

THE CITY OF CHICAGO, a municipal corporation,  
~~County~~ Plaintiff,  
v. Robert Brookins  
et al.,  
~~County~~ Defendant(s).

No: 15 MI 402581  
Re: 731 N Lorel  
Courtroom 11 11, Richard J. Daley Center

ORDER OF PERMANENT INJUNCTION

This cause coming to be heard on the set call and on motion of Counter-Plaintiff, the Court having jurisdiction over the parties and the subject matter, and being fully advised in the premises:

IT IS HEREBY ORDERED THAT:

1. ~~County~~ Defendant(s) Robert Brookins  
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:  
Subject Property  
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. The above named ~~County~~ 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.
2. The court reserves jurisdiction of this matter for the purposes of modification, enforcement, or termination of this permanent injunction.
3. Pursuant to Illinois Supreme Court Rule 304(a), this order is final, appealable, and enforceable, the court finding no just cause or reason to delay its enforcement or appeal.
4. THERE IS A \$500 DEFAULT FINE IF THIS ORDER IS VIOLATED. THIS MATTER IS OFF-CALL.

HEARING DATE: 9 / 12 / 16

By: Jayson Serrano  
Attorney for Plaintiff  
Corporation Counsel #90909  
30 N. LaSalle, Room 700  
Chicago, IL 60602 (312) 744-8791

Edmund Wilk  
Judge Courtroom

SEP 12 2016

Circuit Court 1953

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Pink Copy for Defendant(s) (photocopy if required)

Yellow Copy for City of Chicago Department of Law

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