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EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/28/2018 03:11 PM PG: 1 OF 4

This space reserved for the Recorder of Deeds.

IN THE CIRCUIT COURT OF COOK COUNTY  
MUNICIPAL DEPARTMENT – FIRST DISTRICT

THE CITY OF CHICAGO, a municipal corporation,  
Plaintiff,

v.

CHICAGO TITLE LAND TRUST CO. TRUST  
#8002347363

ZIA AHMED GILANI

DANIEL J. HYMAN

LATOYA TRAVIS

COOK COUNTY LAND BANK AUTHORITY

UNKNOWN OWNERS AND NONRECORD  
CLAIMANTS

Defendants.

Case Number: 17M1403481

Re: 506-08 N. MONTICELLO AVE.  
CHICAGO, IL 60628

Courtroom 1105, Daley Center

ORDER OF NUISANCE  
ABATEMENT FORFEITURE

This cause coming on to be heard on December 20, 2018, on the Complaint of the Plaintiff City of Chicago, a municipal corporation (“City”), by Edward Siskel, Corporation Counsel, against the following named Defendants:

CHICAGO TITLE LAND TRUST CO. TRUST #8002347363, RECORD OWNER

ZIA AHMED GILANI, BENEFICIARY OF CHICAGO TITLE LAND TRUST CO. TRUST #8002347363

LATOYA TRAVIS, LAST TAX PAYER OF RECORD

COOK COUNTY LAND BANK AUTHORITY, TAX BUYER

DANIEL J. HYMAN, LIENHOLDER

UNKNOWN OWNERS AND NONRECORD CLAIMANTS

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

The Court has jurisdiction over the parties as follows:

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CHICAGO TITLE LAND TRUST CO. TRUST #8002347363, SERVED VIA CORPORATE SERVICE ON SEPTEMBER 25, 2018.

ZIA AHMED GILANI, SERVED VIA PUBLICATION ON MARCH 8, 15, AND 22 OF 2018, WITH A DEFAULT DATE OF APRIL 9, 2018.

LATOYA TRAVIS, SERVED VIA PUBLICATION ON MARCH 8, 15, AND 22 OF 2018, WITH A DEFAULT DATE OF APRIL 9, 2018.

DANIEL J. HYMAN, SERVED VIA CORPORATE SERVICE ON JANUARY 10, 2018.

COOK COUNTY LAND BANK AUTHORITY, SERVED VIA CORPORATE SERVICE ON OCTOBER 4, 2018.

UNKNOWN OWNERS AND NON-RECORD CLAIMANTS, SERVED VIA PUBLICATION, WHICH RAN ON MARCH 8, 15, 22, OF 2018, WITH A DEFAULT DATE OF APRIL 9, 2018.

The Court has jurisdiction of the subject matter, which is the premises located at the following address:

506-08 N. Monticello Avenue, Chicago, Cook County, Illinois ("Subject Property"), legally described as:

LOTS 21 AND 22 IN BLOCK 10 IN W.J. MORTON'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

## PERMANENT INDEX NUMBER: 16-11-124-043-0000

3. Located on the Subject Property is a THREE STORY BUILDING. The last known use of the subject building was RESIDENTIAL.

There has been no evidence of work in progress at the Subject Property since this case was filed, and CHICAGO TITLE LAND TRUST CO. TRUST #8002347363 ("Owner") has not shown it has readily available and/or sufficient assets to make repairs necessary to bring the Subject Property into compliance with applicable laws.

By a preponderance of the evidence, the Subject Property 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:

The case was initiated due to the dangerous and hazardous conditions of the Subject Property, including building code violations, such as, the property being vacant with junk and debris throughout the interior, several of the building's windows are either broken or missing, the building's plumbing, heating, and electrical systems are non-operational, and the building is missing sections of flooring throughout.

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The taxes for the years 2008 to 2013, were sold at a scavenger sale on January 2, 2016, to the County of Cook.

The property taxes for years 2014, 2015, 2016, and 2017, have not been paid.

As the Subject Property constitutes a public nuisance as defined in subparagraphs 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.

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 Defendant(s) have failed to take effective measures to abate the nuisance, the assignment to the City of Chicago of all of the Defendants' rights, title, and interest in the Subject Property, as authorized by the Municipal Code, is reasonable and proper.

The City has designated the City of Chicago for assignment.

## WHEREFORE, IT IS HEREBY ORDERED THAT:

Defendant(s), CHICAGO TITLE LAND TRUST CO. TRUST #8002347363, ZIA AHMED GILANI, LATOYA TRAVIS, DANIEL J. HYMAN, COOK COUNTY LAND BANK AUTHORITY, AND UNKNOWN OWNERS AND NON-RECORD CLAIMANTS, having been notified by personal service, corporate service, or publication and having failed to answer, appear, or otherwise plead as of the default date of April 9, 2018, are in default and all allegations in the Complaint are deemed admitted against said Defendants.

Judgment is entered in favor of Plaintiff City of Chicago and against Defendants on Counts III of the City's Complaint seeking forfeiture of the Subject Property to the City of Chicago.

Counts I and II of the City's First Amended Complaint are voluntarily dismissed without prejudice.

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 interest of CHICAGO TITLE LAND TRUST CO. TRUST #8002347363, ZIA AHMED GILANI, DANIEL J. HYMAN, COOK COUNTY LAND BANK AUTHORITY, AND UNKNOWN OWNERS AND NON-RECORD CLAIMANTS, to the City of Chicago, effective December 20, 2018.

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.

The Court reserves jurisdiction of this cause to enforce the terms of this Order.

A Judicial Deed conveying the Subject Property pursuant to the forfeiture and assignment ordered in paragraph D is hereby entered.

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ENTERED:

*Judge [Signature]*  
 12/20/2018  
 Assistant Clerk of Court  
 Circuit Court - 1987

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By: Suzanne Hilal  
 Assistant Corporation Counsel  
 City of Chicago Department of Law #90909  
 Building and License Enforcement Division  
 30 N. LaSalle Street, Room 700  
 Chicago, Illinois 60602

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