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EDWARD M. MOODY

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.

CHICAGO TITLE LAND TRUST CO., TRUSTEE,  
TRUST #131183 DATED 4/24/03 SUCCESSOR TO  
LASALLE BANK, NA,

AFFORDABLE HOUSING COALITION, LLC C/O  
GMS REALTY GROUP,

ARIEL REALTY GROUP LLC,

COOK COUNTY,

UNKNOWN OWNERS, and  
NONRECORD CLAIMANTS,

Defendants.

Case Number: 18M1403016

Re: 6662 S. Michigan Ave.  
Chicago, IL

Courtroom 1109

ORDER AUTHORIZING DEMOLITION  
BY THE CITY OF CHICAGO

This cause coming to be heard on 10/2/19 on the complaint of THE CITY OF CHICAGO ("the City"), by and through its attorney, Mark A. Flessner, Corporation Counsel, against the following:

CHICAGO TITLE LAND TRUST CO., TRUSTEE, TRUST #131183 DATED 4/24/03 SUCCESSOR TO  
LASALLE BANK, NA,

AFFORDABLE HOUSING COALITION, LLC C/O GMS REALTY GROUP,

ARIEL REALTY GROUP LLC,

UNKNOWN OWNERS, and NONRECORD CLAIMANTS

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

1. The Court has jurisdiction of the subject matter, which is the real estate located at 6662 S. Michigan Ave., CHICAGO, COOK COUNTY, ILLINOIS ("subject property"), legally described as:

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**LOT 13 IN BLOCK 3 IN PERRY AND HARLWALL'S SUBDIVISION OF THE  
SOUTH 13 1/2 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF  
SECTION 22, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD  
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Permanent Index Number(s): 20-22-105-054-0000

2. Located on the subject property is a TWO STORY FRAME SINGLE FAMILY DWELLING BUILDING. The last known use of the subject building was RESIDENTIAL.
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, in that the following violations of the Municipal Code of Chicago exist at the subject property:
  - a. The building is vacant and open, and there are two abandoned cars in the rear of the building.
  - b. The building's masonry has loose or missing brick, step or stress fractures, and washed out mortar joints.
  - c. The building's roof is missing shingles and is water damaged.
  - d. The building's sashes are broken, missing or inoperable.
  - e. The building's glazing is broken or missing.
  - f. The building's joists are over notched.
  - g. The building's electrical Com Ed service has been terminated.
  - h. The building's electrical system is stripped and inoperable.
  - i. The building's electrical system is missing fixtures and has exposed wiring.
  - j. The building's heating system is missing ductwork, missing a furnace, vandalized, and is stripped and inoperable.
  - k. The building's plumbing is stripped and inoperable and there is running water in the basement.
  - l. The building's stairs have damaged decking, damaged handrails, improper tread and riser, improper handrail height, no joist hangers, and improper foundations.
  - m. The building's studs are smoke, fire or water damaged and missing in sections.
  - n. The building's rafter is undersized.
  - o. The building's flooring is missing and warped.
  - p. The building's plaster is broken or missing.
4. The subject building is beyond reasonable repair and it would take major reconstruction by a responsible owner to bring the subject building into full compliance with the Municipal Code.

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5. Demolition of the subject building is the least restrictive alternative available to effectively abate the dangerous and unsafe conditions at the subject property as of 10/8/19.

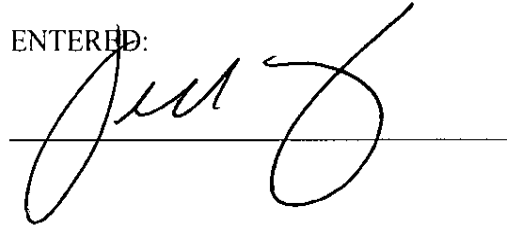
WHEREFORE, IT IS HEREBY ORDERED THAT:

- A. As the City has met its obligations with respect to property tax sale certificate holders under the Property Tax Code (35 ILCS 200/21-410) and property tax sale certificate holders are subject to, *inter alia*, Sections 21-95, 21-100, 21-105, and 22-35 of the Property Tax Code. The property tax certificate holder(s) COOK COUNTY is dismissed as defendant(s) in this case and shall not be included in the term "Defendants" as used in this Order.
- B. Defendant(s): AFFORDABLE HOUSING COALITION LLC and UNKNOWN OWNERS and NONRECORD CLAIMANTS, having been notified by publication and having failed to answer, appear, or otherwise plead as of the default date of August 16, 2019 are in default and all allegations in the complaint are deemed admitted against said defendants.
- C. An *in rem* judgment on Count(s) I and IV of the Complaint is entered in favor of Plaintiff, the City of Chicago, and against Defendants.
- D. All other Counts of the Complaint are voluntarily dismissed, on the City's oral motion.
- E. 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 subject 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. Such authority shall be effective immediately.
- F. The City's performance under this order shall result in a statutory *in rem* lien that attaches to the subject property only. If the City seeks a personal judgment against any Defendant(s), it shall proceed by separate civil action.
- G. Any and all Defendants with either possession or control of the subject property shall immediately remove any and all persons occupying the subject building and any and all personal property from the subject property so that the subject property is completely vacant and free of persons and personal property before demolition is commenced.

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- H. All Defendants 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 entire premises 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. 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 or until the property is demolished.
- I. The Court reserves jurisdiction of this cause to enforce the terms of this Order and for the purpose of ascertaining demolition costs and other costs for the purposes of hearing foreclosure proceedings as defined by the applicable statutes and ordinances.
- J. This matter is of call.

ENTERED:



By: \_\_\_\_\_

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Judge Leonard Murtha  
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 Clerk's Office