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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/16/2021 10:15 AM PG: 1 OF 4

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

THE CITY OF CHICAGO, a municipal corporation,  
Plaintiff,

v.

REUNITED MISSIONARY BAPTIST CHURCH,  
NHS REDEVELOPMENT CORPORATION,  
URBAN PARTNERSHIP BANK, UNKNOWN  
OWNERS, and NONRECORD CLAIMANTS.

Defendants.

Case Number: 19M1401080

Re: 1444 S. PULASKI RD  
Chicago, IL 60623

Courtroom 1111

ORDER AUTHORIZING DEMOLITION  
BY THE CITY OF CHICAGO

This cause coming to be heard on 7/28/2021 on the complaint of THE CITY OF CHICAGO (“the City”), by and through its attorney, Celia Meza, Corporation Counsel, against the following:

REUNITED MISSIONARY BAPTIST CHURCH,

NHS REDEVELOPMENT CORPORATION,

URBAN PARTNERSHIP BANK

UNKNOWN OWNERS, and  
NONRECORD CLAIMANTS,

(“Defendants”).

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 1444 S. PULASKI RD, CHICAGO, COOK COUNTY, ILLINOIS (“subject property”), legally described as:

LOT 8 IN BLOCK 1 IN OUR HOME ADDITION TO CHICAGO IN THE EAST HALF OF THE NORTHEAST QUARTER (EXCEPT THE NORTH 50 ACRES THEREOF) IN SECTION 22, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Permanent Index Number(s): 16-22-222-038-0000.

2. Located on the subject property is a TWO-STORY BRICK BUILDING (“subject 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 and the defendants:
  - a. The building has been found vacant and open.
  - b. The building's masonry is missing siding, has smoke, fire or water damage, and has washed out mortar joints.
  - c. The building's glazing has cracked panes.
  - d. The building's joint has smoke, fire or water damage.
  - e. The building's sashes are broke, missing or inoperable.
  - f. The building's floor is warped.
  - g. The building's plaster is broken or missing sections.
  - h. The building's studs has smoke, fire or water damage.
  - i. The building's electrical system has exposed wiring, and is missing fixtures.
  - j. The building's heating system is missing ductwork, and is missing a furnace.
  - k. The building's plumbing system is missing fixtures.
  - l. The building's stair system has damaged decking, has damaged handrails, and has smoke, fire or water damage.
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.
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 7/28/2021.

WHEREFORE, IT IS HEREBY ORDERED THAT:

- A. Defendant(s) REUNITED MISSIONARY BAPTIST CHURCH AND NHS REDEVELOPMENT CORPORATION has/have failed to appear in court or otherwise answer the complaint and is/are in default and the complaint herein is confessed against said defendant(s).

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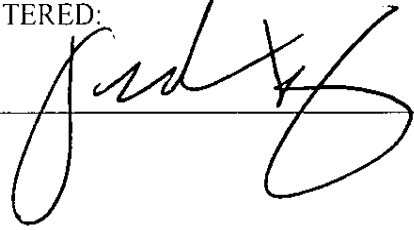
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- B. Defendants UNKNOWN OWNERS and NONRECORD CLAIMANTS, having been notified by publication and having failed to answer, appear, or otherwise plead as of the default date of August 16, 2019 are in default and all allegations in the complaint are deemed admitted against said defendants.
- C. An *in rem* judgment on Count I and IV of the Complaint is entered in favor of Plaintiff, the City of Chicago, and against Defendants.
- D. Counts II, III, V, VI, and VII 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 motion directed to such Defendant(s).
- 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.
- 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 entry of money judgment(s) against the defendant owners and for the purposes of hearing foreclosure proceedings as defined by the applicable statutes and ordinances.
- J. This matter is off-call.

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ENTERED:



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Judge Leonard Murray  
JUL 28 2021  
Circuit Court - 2100

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