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

THE CITY OF CHICAGO, a municipal corporation,  
Plaintiff,

v.

TLM GROUP INC.,  
TAREK ALHABIAN,  
COUNTY OF COOK D/B/A COOK COUNTY  
LAND BANK AUTHORITY,  
UNKNOWN OWNERS and NONRECORD  
CLAIMANTS,

Defendants.

Case Number: 21M1400687

Re: 11915 S. MICHIGAN AVE.  
CHICAGO, IL 60628

Courtroom 1109

ORDER AUTHORIZING DEMOLITION  
BY THE CITY OF CHICAGO

This cause coming to be heard on 5/24/2023 on the complaint of THE CITY OF CHICAGO ("the City"), by and through its attorney, Corporation Counsel, against the following:

TLM GROUP INC.,  
TAREK ALHABIAN,  
COUNTY OF COOK D/B/A COOK COUNTY LAND BANK AUTHORITY,  
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 11915 S. MICHIGAN AVE., CHICAGO, COOK COUNTY, ILLINOIS ("subject property"), legally described as:

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**ALL OF LOT 27 AND THE NORTH 1/2 OF LOT 28 IN ROSELAND SQUARE, A SUBDIVISION OF BLOCK 8 IN THE FIRST ADDITION TO KENSINGTON IN FRACTIONAL SECTION 27, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Permanent Index Number(s): 25-27-101-063-0000

2. Located on the subject property is a ONE STORY COMMERCIAL OFFICE BUILDING. The last known use of the subject building was NON-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's electrical system has exposed wiring and missing fixtures.
  - b. The building's glazing is broken or missing.
  - c. The building's heating system is missing ductwork and missing a furnace.
  - d. The building's masonry has loose or missing bricks, step or stress fractures, and washed out mortar joints.
  - e. The building's plaster is broken or missing.
  - f. The building's plumbing system is missing fixtures, and is stripped and inoperable.
  - g. The building's roof is missing shingles.
  - h. The building's sashes are broken, missing or inoperable.
  - i. The building's stair system has damaged decking and handrails.
  - j. The building is missing studding.
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 5/24/2023.

WHEREFORE, IT IS HEREBY ORDERED THAT:

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- 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 LAND BANK AUTHORITY and TAREK ALHABIAN are dismissed as defendant(s) in this case and shall not be included in the term "Defendants" as used in this Order.
- B. Defendant(s): TLM GROUP INC. 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 MAY 17, 2023 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.
- 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.

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J. This matter is off call.

ENTERED:

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Judge Debra Ann Seaton

MAY 24 2023

Circuit Court - 2199

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