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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/06/2024 11:16 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.

7639-55 RACINE LLC,
AML REAL ESTATE GROUP INC.,
UNKNOWN OWNERS, and
NONRECORD CLAIMANTS,

Defendants.

Case Number: 19M1401769

Re: 7639-59 S. RACINE AVE.
CHICAGO, IL 60620

Courtroom 1111

ORDER AUTHORIZING DEMOLITION BY THE CITY OF CHICAGO

This cause coming to be heard on 1/22/2024 on the complaint of THE CITY OF CHICAGO

("the City"), by and through its attorney, Maria Azlor-Zas, Senior Assistant Corporation Counsel, against the following:

7639-55 RACINE LLC,
AML REAL ESTATE GROUP INC.,
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 7639-59 S. RACINE AVE., CHICAGO, COOK COUNTY, ILLINOIS ("subject property"), legally described as:

LOT 21 TO 27 IN BLOCK 9 IN AUBURN ON THE HILL FIRST ADDITION,
BEING HART'S SUBDIVISION OF BLOCKS 9, 10, AND 22 IN SUBDIVISION
OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 14,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Permanent Index Number(s): 20-29-408-013-0000, 20-29-408-014-0000, 20-29-408-015-0000, 20-29-408-016-0000, 20-29-408-017-0000, 20-29-408-018-0000, 20-29-408-019-0000, 20-29-408-020-0000

2. Located on the subject property is a TWO-STORY COMMERCIAL 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:

The building's roof has a damaged membrane.

The building's roof is dangerous and/or hazardous.

The building's roof is collapsed at building #1.

The building's masonry has collapsed onto alley.

The building's masonry is dangerous and/or hazardous.

The building's masonry has holes.

The building's masonry has loose and/or missing brick.

The building's masonry is missing sections.

The building's masonry is partially collapsed and in danger of further collapse.

The building's masonry has step and/or stress fractures.

The building's masonry has collapsed at the rear elevation.

The building's mortar joints are washed out with extensive water damage.

The building's sashes are broken, missing, and/or inoperable.

The building's plastering is broken and/or missing.

The building's plastering is smoke, fire, and/or water damaged.

The building's plastering is water damaged.

The building's electrical wiring is exposed.

The building's electrical system is missing fixtures.

The building's electrical system is stripped and/or inoperable.

Cannot verify if the building's electrical service has been terminated.

The building's heating system is missing ductwork.

The building's plumbing is missing fixtures.

The building's plumbing is stripped and/or inoperable.

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The building's joists are collapsed.

The building's joists are cracked.

The building's joists are dangerous and/or hazardous.

The building's studs have damaged headers.

The building's studs are smoke, fire, and/or water damaged.

The buildings #1 and #2 have water damaged studs.

The building's floors are warped.

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 immediately.

WHEREFORE, IT IS HEREBY ORDERED THAT:

- A. Defendant(s) 7639-55 RACINE LLC and AML REAL ESTATE GROUP INC. has/have failed to answer the complaint and is/are in default and the complaint herein is confessed against said defendant(s).
- 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 1/3/2020, 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.

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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 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.

ENTERED

Debra Ann Seaton 2/19

By: MAZ,

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Judge Debra Ann Seaton
JAN 22 2024
Circuit Court -2199

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