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

THE CITY OF CHICAGO, a municipal corporation,
Plaintiff,

v.

FRANCES MCGEE,
GEORGE E. MCGEE,
CITIZENS BANK, NA S/I/I TO RBS CITIZENS
NA,
UNKNOWN OWNERS and NONRECORD
CLAIMANTS,

Defendants.

Case Number: 23M1400948

Re: 9317 S. RIDGELAND AVE.
CHICAGO, IL 60617

Courtroom 1109

ORDER AUTHORIZING DEMOLITION BY THE CITY OF CHICAGO

This cause coming to be heard on 4/17/2024 on the complaint of THE CITY OF CHICAGO ("the City"), by and through its attorney, Corporation Counsel, against the following:

FRANCES MCGEE,
~~GEORGE E. MCGEE~~, *P.R.B.*
CITIZENS BANK, NA S/I/I TO RBS CITIZENS, NA,
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 9317 S. RIDGELAND AVE., CHICAGO, COOK COUNTY, ILLINOIS ("subject property"), legally described as:

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S Y-1
SC V
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**LOT 12 IN BLOCK 8 IN BOGART AND DISBROW'S SUBDIVISION OF
BLOCKS 8 AND 16 OF STONY ISLAND HEIGHTS SUBDIVISION IN THE
SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 14, EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Permanent Index Number(s): 25-01-319-012-0000

2. Located on the subject property is a GARAGE AND TWO-STORY SINGLE-FAMILY FRAME 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's roof is water damaged.
 - b. The building's roof has worn out shingles.
 - c. The building's masonry has step and/or stress fractures.
 - d. The building's masonry has washed out mortar joints.
 - e. The building's sashes have rotted frames.
 - f. The building's plumbing system is missing fixtures.
 - g. The building's stairs have damaged handrails.
 - h. The building's stairs have improper tread and risers.
 - i. The building's stairs are caving in.
 - j. The building's electrical service has been terminated at the building by ComEd.
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 4/17/2024

WHEREFORE, IT IS HEREBY ORDERED THAT:

- P.R.H.*
- A. Defendant(s): FRANCES MCGEE, ~~GEORGE E. MCGEE~~, 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 March 14, 2024 are in default and all allegations in the complaint are deemed admitted against said defendants.

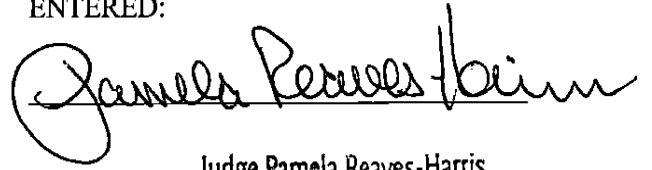
*George E. McGee is dismissed
P.R.H.*

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- B. 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.
- C. All other Counts of the Complaint are voluntarily dismissed, on the City's oral motion.
- D. 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, including the garage structure, 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.
- E. 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.
- F. 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.
- G. 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.
- H. 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.
- I. This matter is off call.

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ENTERED:



Judge Pamela Reeves-Harris

APR 17 2024

Circuit Court - 2287

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