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DUPLICATE ORIGINAL

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

THE CITY OF CHICAGO, a municipal corporation, Plaintiff,

v.

PEACEFUL WORLD MOVEMENT, INC. NFP, WHEELER-DEALER LTD., A/K/A WHEELER FINANCIAL, INC., COUNTY OF COOK, D/B/A COOK COUNTY LAND BANK AUTHORITY, SMM-TAX, INC., UNKNOWN OWNERS, and NONRECORD CLAIMANTS,

Defendants.

Case Number: 21 M1 400878

Re: 11451 S MICHIGAN AVE / 108 E 115TH ST CHICAGO, IL 60628

Courtroom 1109

ORDER AUTHORIZING DEMOLITION BY THE CITY OF CHICAGO

This cause coming to be heard on 7/31/2024 on the complaint of THE CITY OF CHICAGO ("the City"), by and through its attorney, Corporation Counsel, against the following:

PEACEFUL WORLD MOVEMENT, INC. NFP, WHEELER-DEALER LTD., A/K/A WHEELER FINANCIAL, INC., COUNTY OF COOK, D/B/A COOK COUNTY LAND BANK AUTHORITY, SMM-TAX, INC. UNKNOWN OWNERS, and NON-RECORD CLAIMANTS, ("Defendants").

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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 11451 S MICHIGAN AVE, CHICAGO, COOK COUNTY, ILLINOIS ("subject property"), legally described as:

LOTS 9, 10, AND 11 IN BLOCK 2 IN STANWOOD'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 25-22-119-006-0000.

2. Located on the subject property is a TWO-STORY, REINFORCED CONCRETE BUILDING ("subject building"). The last known use of the subject building was CHURCH/PUBLIC ASSEMBLY.
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 glazing is broken or missing.

The building's panes are cracked.

The building's masonry has washed-out mortar joints and step or stress fractures.

The building's masonry is missing and/or partially collapsed in sections.

The building's masonry at the southwest corner of the storefront is severely damaged.

The building's electrical system is stripped and inoperable.

The building's heating system is vandalized.

The building's plumbing system is vandalized and inoperable.

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. Defendants UNKNOWN OWNERS and NON-RECORD CLAIMANTS, having been notified by publication and having failed to answer, appear, or otherwise plead as of the default date of 10/5/2023, are in default and all allegations in the complaint are deemed admitted against said defendants.
- B. 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.
- C. Counts II, III, V, and VII of the Complaint are voluntarily dismissed, on the City's oral motion.

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- D. Pursuant to the judgment entered above, 65 ILCS 5/11-31-1, § 14A-3-313.5, 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, city ordinance, 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 motion directed to such Defendant(s).
- 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, or occupying 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 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.
- I. This matter is off-call.

ENTERED.

Debra Ann Seaton
2199

Judge Debra Ann Seaton

JUL 31 2024

Circuit Court - 2199

Order prepared by:

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