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Cook County Recorder of Deeds
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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
MUNICIPAL DEPARTMENT - FIRST DISTRICT

BAC HOME LOANS SERVICING, L.P.,)
SERVICING FOR COUNTRYWIDE HOME)
LOANS, INC.; MORTGAGE ELECTRONIC)
REGISTRATION SYSTEMS, INC., as NOMINEE)
FOR FIRST MAGNUS FINANCIAL)
CORPORATION,)

Plaintiff,)

v.)

CITY OF CHICAGO, A Municipal Corporation,)
Defendant.)

No. 09 M1 450668

Re: 4929 W. Walton St.
Chicago, Illinois

CITY OF CHICAGO, A Municipal Corporation,)
Counter-Plaintiff,)

v.)

BAC HOME LOANS SERVICING, L.P.,)
SERVICING FOR COUNTRYWIDE HOME)
LOANS, INC.; MORTGAGE ELECTRONIC)
REGISTRATION SYSTEMS, INC., as NOMINEE)
FOR FIRST MAGNUS FINANCIAL)
CORPORATION; LORRELL ROSS, JR.;)
COUNTRYWIDE HOME LOANS, INC.)
UNKNOWN OWNERS, AND NON-RECORD)
CLAIMANTS,)

Counter-Defendants.)

ORDER OF DEMOLITION EFFECTIVE AUGUST 2, 2010

This cause coming to be heard on June 1, 2010, on the counter-complaint of the Counter-Plaintiff, City of Chicago, a municipal corporation ("City"), by Mara S. Georges, Corporation Counsel of the City of Chicago, against the following named Counter-Defendants:

BAC HOME LOANS SERVICING, L.P., SERVICING FOR COUNTRYWIDE HOME LOANS, INC.;
COUNTRYWIDE HOME LOANS, INC.;
LORRELL ROSS, JR.;
UNKNOWN OWNERS and NON-RECORD CLAIMANTS.

The Court being fully advised of the premises of this proceeding and having heard the testimony of the City's inspector, finds that:

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1. The Court has jurisdiction of the parties hereto and the subject matter, which is the premises located at the following address: 4929 W. Walton St., Chicago, Illinois, and legally described as follows:

LOT 12 IN BLOCK 1 IN M.D. BIRGE AND COMPANY'S SUBDIVISION OF THE NORTH ½ OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

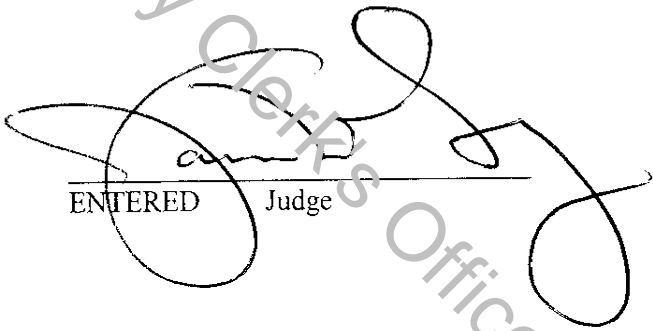
This parcel has a Permanent Index Number of 16-04-421-010.

2. Located on the subject property is a two-story building of ordinary construction. The last known use of the building was residential.
3. The Court having heard testimony and evidence finds that the building located on the subject property is dangerous, hazardous, unsafe and beyond reasonable repair under the Unsafe Buildings Statute, 65 ILCS 5/11-31-1 (1996) in that:
 - a. The building located on the subject property ("the building") is vacant and open.
 - b. The building is fire damaged.
 - c. The building's vital systems are broken, turned off, and inoperable.
 - d. The building's electrical, plumbing, and heating components and fixtures are broken and/or missing.
 - e. The building's chimney and foundation walls are cracked and loose.
 - f. The building's ceilings, walls, and roof sheathing, covering, and rafters are fire damaged.
 - g. Sections of the building's flooring has been replaced.
 - h. The building's joists are over-cut.
 - i. The building's main wooden beam has been bolstered with a steel beam and tube columns.
 - j. The building's doors, plaster, and trim is damaged.
 - k. The building's window glazing is damaged.
4. The Court finds that demolition of the building on the subject property is the least restrictive alternative as of August 2, 2010 to abate the conditions now existing at the premises.

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WHEREFORE, IT IS HEREBY ORDERED THAT:

- A. Judgment is entered in favor of Counter-Plaintiff City of Chicago and against Counter-Defendants on Counts I and IV of the City of Chicago's Complaint for equitable and other relief.
- B. Counts II, III, V, VI, and VII of the City's Counter-Complaint are voluntarily dismissed.
- C. Pursuant to 65 ILCS 5/11-31-1 and the City's police powers under Article VII of the Illinois Constitution, the City is authorized to demolish the building and is entitled to a lien for the costs of demolition and debris removal, court costs and other costs enumerated by statute and/or other statutory remedies.
- D. **Counter-Defendant Lorrell Ross, Jr. is ordered to reimburse the City's litigation costs of \$499.00 no later than July 13, 2010.** The payment must be by certified check, business check, or money order, made payable to the City of Chicago. Payment must be delivered to 30 N. LaSalle Street Suite 700, Chicago, IL, 60602, Attn: Kristina Mokrzycki. Payment must include the case number on its face, and be accompanied by a copy of this court order.
- E. Counter-Defendants shall remove any and all persons, if any, occupying the subject property and all personal property from said premises by **July 26, 2010** so that said premises will be completely vacant and free of personal property before demolition is commenced.
- F. Pursuant to Illinois Supreme Court Rule 304(a), this is a final and appealable order. The Court finds no just reason for delay in the enforcement or appeal of this order.
- G. The Court reserves jurisdiction of this cause to enforce the terms of this order and for the purpose of ascertaining the demolition and litigation costs.


 ENTERED Judge

PLAINTIFF, CITY OF CHICAGO
 MARA S. GEORGES, Corporation Counsel

By:



Gabrielle E. Parker
 Assistant Corporation Counsel
 BUILDING AND LICENSE ENFORCEMENT DIVISION
 30 N. LaSalle Street, Suite 700
 Chicago, Illinois 60602
 Phone: (312)744-3326
 ATTY NO. 90909

Judge James M. ...

JUN 0 4 2010

Circuit Court