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

CITY OF CHICAGO, a Municipal Corporation, )

Plaintiff, )

v. )

MICHAEL RIVERA; MARIA DRAPALA; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Nominee for America's Wholesale Lenders; COUNTRYWIDE HOME LOANS, INC., D/B/A America's Wholesale Lender, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS, )

Defendants. )

NO: 09 M1 401462

RE: 5108 S. CARPENTER STREET

ORDER OF DEMOLITION

This cause coming to be heard on **SEPTEMBER 1, 2011**, on the complaint of the Plaintiff, City of Chicago, a municipal corporation ("City"), by Mara S. Georges, Corporation Counsel, against the following named Defendants:

**MICHAEL RIVERA**

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as nominee for America's Wholesalers Lenders & Countrywide Home Loans, Inc., d/b/a America's Wholesale Lenders**

**COUNTRYWIDE HOME LOANS, INC., d/b/a America's Wholesale Lender**

**BANK OF NEW YORK MELLON**

**UNKNOWN OWNERS AND NON-RECORD CLAIMANTS**

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The Court having heard the evidence at trial and being fully advised in the premises finds that:

1. The Court has jurisdiction of the parties hereto and the subject matter which is the building located at the common address of 5108 S. Carpenter St., Chicago, Illinois, and legally described as follows:

**THE SOUTH 19.64 FEET OF LOT 4 AND THE NORTH 5.36 FEET OF LOT 5 IN BLOCK 2 IN DEXTER PARK SUBDIVISION BEING A SUBDIVISION OF THE SOUTH ½ OF LOT 14, LOTS 15 TO 18, LOTS 20 TO 30, LOTS 38, 39, 41, 42 AND 44 TO 50 IN HINKLEY'S SUBDIVISION OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

P.I.N. NO. 2008-402-026. The property contains a two-story frame residence ("the subject building")

2. The subject building is dangerous, unsafe and beyond reasonable repair under the terms of the Illinois Municipal Code, 65 ILCS 5/11-31-1 (1996) (Unsafe Buildings), in that:
  - a. The building was found vacant and open.
  - b. The electrical service has been removed.
  - c. Most of the windows are broken or missing.
  - d. Most of the doors are broken or missing.
  - e. Most of the siding is missing or broken.
  - f. The rear porch has been removed.
  - g. The yards are over grown.
  - h. There is evidence of gang and drug activity around the building.
3. There has been no work in progress since the beginning of this case at the subject property.
4. The Court finds that it would take major reconstruction of a responsible owner to bring the building into full compliance with the Municipal Code, and that the building is beyond reasonable repair. The Court further finds that demolition of the building on the subject property is the least restrictive alternative as of September 1, 2011.

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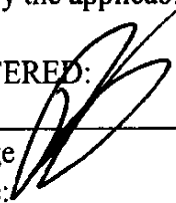
## WHEREFORE, IT IS HEREBY ORDERED:

- A. Judgment is entered in favor of Plaintiff City of Chicago and against Defendants on Counts I and IV of the City's complaint seeking demolition.
- B. Judgment is entered in favor of the Plaintiff City of Chicago and against Defendant, Michael Rivera, in the amount of \$1,518.00 for reimbursement of the City's litigation costs.
- C. Counts II, III, V, VI and VII of the City's complaint are voluntarily dismissed without prejudice.
- D. Pursuant to 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 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.
- E. Defendants shall immediately remove any and all persons occupying the subject property and all personal property from said premises instanter 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 and the Court finds there is no just reason for delaying 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 costs for entry of a money judgment against the defendant owners, as defined by the applicable statutes and ordinances.

ENTERED:

Judge

Date:

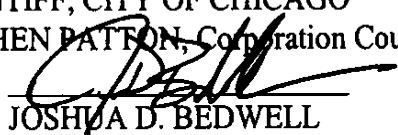


Associate Judge William G. Pileggi

Hearing date: **SEPTEMBER 1, 2011**

PLAINTIFF, CITY OF CHICAGO  
STEPHEN PATTON, Corporation Counsel

By:



**JOSHUA D. BEDWELL**  
 Assistant Corporation Counsel  
 Building and License Enforcement Division  
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Associate Judge William G. Pileggi  
 SEP 06 2011  
 Circuit Court - 1764