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Cook County Recorder of Deeds  
Date: 03/30/2005 10:02 AM Pg: 1 of 4

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## ORDER APPOINTING GENERAL RECEIVER

# 7082

Property Address: 6356 SOUTH LAFLIN/1506 WEST 64<sup>TH</sup> STREET, CHICAGO, ILLINOIS

Legal Description: LOT 29 & 30 IN BLOCK 3 IN GOODWIN'S SUBDIVISION OF THE NORTH WEST ¼ OF THE SOUTHWEST ¼ OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN #: 20-20-101-043-0000

### AFTER RECORDING RETURN TO:

COMMUNITY INIATIVES, INC.  
ATTN: ANGELA MAURELLO  
222 SOUTH RIVERSIDE PLAZA, SUITE 2200  
CHICAGO, ILLINOIS 60606 -- (312) 258-0070

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**IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
MUNICIPAL DEPARTMENT--- FIRST DISTRICT**

CITY OF CHICAGO, a Municipal Corporation, )

Plaintiff, )

vs. )

HELEN GLEN WARREN, et al., )

Defendants. )

No. 03 M1 401969

Re: 6356-58 S. Laffin Street

**ORDER APPOINTING GENERAL RECEIVER  
(Feasibility Study)**

This cause coming before the Court to be heard on November 4, 2003, on the Plaintiff City of Chicago's Petition for Appointment of a General Receiver, the Court having jurisdiction over the parties and subject matter, and being duly advised;

**THE COURT FINDS THAT:**

1. Plaintiff is a municipal corporation, authorized to seek appointment of a receiver to correct conditions that fail to conform to minimum standards of health and safety. 65 ILCS 5/11-31-2 (2002).
2. Certain Defendants are owners of, and/or have possession and control of the premises.
3. The premises are located within the City of Chicago, County of Cook.
4. There exists at the premises numerous unhealthy and unsafe building conditions in the premises, including conditions which pose an imminent threat of irreparable harm and injury to the health, safety and welfare of the public and occupants of the premises.
5. The City has notified or attempted to notify defendants of these building violations at the premises by methods reasonably calculated to give actual notice to them.
6. Equitable remedies other than the appointment of a general receiver are inadequate in the instant case because Defendants have heretofore failed and/or are not currently able to abate the unhealthy and/or unsafe building conditions in the premises, and comply with the orders of this Court to do so. The unhealthy and/or

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unsafe building conditions which now exist will remain unabated without the appointment of a general receiver, and will cause irreparable harm to tenants, occupants and neighbors of the premises.

7. The City recommends appointment of a qualified general receiver to the premises to correct the defective conditions therein.

8. The Receiver's bond should be waived pursuant to 65 ILCS 5/11-31-2.3 (2002)).

9. Applicant's bond should be excused pursuant to 65 ILCS 5/11-31-2.3 (2002) and 735 ILCS 5/2-415(a)(2002).

**WHEREFORE, IT IS HEREBY ORDERED THAT:**

A. Phillip Kaufman is appointed Temporary General Receiver for the subject premises, for the purposes of completing a Feasibility Study and Management and Repair Plan for the premises, with the powers herein granted, until further order of Court.

B. The receiver shall perform the following duties:

To investigate and report to this court on the feasibility of managing and repairing the property; to request information from the Department of Buildings and Fire Prevention Bureau as to the dangerous and hazardous conditions, and the order in which such conditions should be repaired; to obtain at least three (3) contractors bids for repairs of the dangerous and hazardous conditions at the property; to obtain information as to the condition of the title, which includes the current ownership and all other parties having an interest in the property; to employ and pay agents, attorneys, appraisers, and others as deemed necessary and appropriate; to evaluate the tenancy in the building; to obtain bids for property insurance that will include general liability and secure the receiver's certificates placed against the property, if any; to prepare a Feasibility Study and Management and Repair Plan, which includes a property and budget analysis;

C. The receiver is specifically instructed not to pay the owner's debt service for the property such as mortgage payments and real estate taxes unless this court directs the receiver to do so.

D. The Receiver, is authorized a fee for preparation of a Feasibility Study and Management and Repair Plan for the premises of:

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- 1) Not more than \$750.00 for Feasibility Study upon completion; and
- 2) Not more than \$      .00 for third party costs (appraisers, inspections, attorneys and the like).

E. The Receiver's surety bond is waived.

F. Applicant's bond shall be excused pursuant to 65 ILCS 5/11-31-2.3, which provides that applicant's bond must be excused when the applicant is a municipality applying under Section 5/11-31-2 of the same chapter, and pursuant to 735 ILCS 5/2-415(a)(2002).

G. Defendants who have been served or appeared in this cause are required to deliver to the Receiver, upon demand, all leases, books of accounts, and all other papers and documents required to conduct a feasibility plan for the premises, together with all keys to the property, on or before seven days following the date of entry of this order.

H. Defendants who have been served or appeared in this cause, their agents and assigns, are enjoined and restrained from interfering with or obstructing the Receiver's performance of his/her receivership duties.

I. **This cause is continued to December 23, 2003 at <sup>9:30 am</sup> ~~11:00~~ a.m.,** in courtroom 1109 for the Receiver's Feasibility Report to determine whether the property is salvageable, a general receivership is feasible, and whether the Receiver's duties should expand to include repairing and managing the property.

ENTER: \_\_\_\_\_

Judge	Judge No.	Room
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Mara S. Georges, Corporation Counsel  
 By: Ann Dudley  
 Assistant Corporation Counsel  
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 Atty. No. 90909

ASSOC. JUDGE WILLIAM G. PILEGGI  
 NOV 05 2003  
 Circuit Court - 1764