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Cook County Recorder of Deeds
Date: 04/14/2006 04:45 PM Pg: 1 of 3

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ORDER APPOINTING RECEIVER

Property Address: 1615 W. 61st/5101 S. MARSHFIELD, CHICAGO, ILLINOIS

Legal Description: LOT 47 AND 48 IN ENGLEWOOD ON THE HILL, A SUBDIVISION OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN #: 20-18-423-001-0000

AFTER RECORDING RETURN TO:

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



UNOFFICIAL COPYIN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
MUNICIPAL DEPARTMENT - FIRST DISTRICT

The City of Chicago,)	
a municipal corporation)	N0. 04 M1 403422
Plaintiff,)	
v.)	RE: 1615-23 W. 61 st St.
Family Bk. & Tr. Co., <i>et al.</i> ,)	
Defendants)	Courtroom 1107

ORDER

This matter coming on to be heard on the City's Petition for the Appointment of a Receiver, said motion having been continued from March 29, 2005; Defendants TMV Holdings, LLC and Yusoff Alliance being present and represented by counsel; Tammy Bryant and Derrick Woods, 1621 #1, Maxine Boyd, unit 1623 #1, Patrick McGrone, unit 1615 #2, Janice Bennett, 1623 #2, Delores Richardson and Christopher Rawls, 1615 #1, as tenants of the subject premises being present and represented by counsel.

THE COURT FINDS THAT:

1. After hearing evidence and testimony from Inspectors Lynch, Willis and Rodriguez at the March 29, 2005, the Court found that there exist at the premises certain violations of the Chicago Municipal Code as specified in the March 29, 2005 order which pose an imminent danger to the tenants and occupants of the premises, as well as the public at large.

WHEREFORE IT IS ORDERED THAT:

2. The City's petition for the appointment of a receiver is granted. Receiver Doris Wilson is appointed as a temporary and limited receiver for the purpose of vacating the premises, boarding and securing the open portions of the premises, relocating the tenants, and abating imminently dangerous and hazardous conditions.

3. The Plaintiff's oral motion that the Defendants provide relocation assistance for all tenants is granted. The Receiver, Doris Wilson, shall immediately refund March rent to the tenants, as previously ordered by the Court on March 29, 2005, upon verification of payment through receipts.

4. Furthermore, the receiver is authorized to issue relocation expenses to all lawful tenants per unit, in the amount of \$800.00, to assist in their relocation from the premises. Said amount shall be paid upon presentation by the tenants of the keys to the receiver, or direction by the tenants for the receiver to pay said amount to the tenants' subsequent landlord.

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5. The receiver is further authorized to remove the raw sewage and water from the entire basement at the premises, and to repair the plumbing in so far as necessary to stop and prevent further leaks.

6. The receiver is authorized to take all lawful steps necessary to cause the premises to be vacated and to assist in relocating the tenants and occupants from the premises.

7. The receiver is authorized to board and secure the vacant, open, and unsecured portions of the premises, and shall keep those portions of the premises vacant, safe and secure at all times, and as each unit becomes vacant.

8. Nothing in this order shall prevent the Defendants from obtaining access to the property to make repairs, provided that the Defendants contact the receiver prior to entering the building. The receiver shall not unreasonably deny access to the Defendants upon timely request.

9. There is a preliminary injunction not to rent, use, lease or occupy the units at the property as they become vacant, and to keep the property safe and secure at all times, as against the Defendants and the receiver.

10. Once a unit becomes vacant, the tenants and occupants are enjoined from re-entering or occupying that unit or any portion of the premises.

11. Defendants shall turn over all rent rolls and leases, if any, to the receiver within 14 days of entry of this order.

12. All prior orders entered by the court not inconsistent with this Order shall remain in full force and effect until order of court.

13. This cause is continued to 6-7-05 at 9:30 am. in Room 1107 of the Daley Center, without further notice, for case management and reports to the conditions at the property and compliance with this order by the receiver.

Hearing Date: April 12, 2005

Assoc. Judge ANN HOUSER
Circuit Court - 227
 Judge Houser, Room 1107

Atty. ID 90909, Mara S. Georges, Corporation Counsel
 Plaintiff City of Chicago
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