

# UNOFFICIAL COPY



Doc#: 0833645037 Fee: \$42.00  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 12/01/2008 11:05 AM Pg: 1 of 4

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## ORDER APPOINTING LIMITED RECEIVER

**Property Address: 7100-02 S LUELLA, CHICAGO, IL**

**Legal Description: LOT 1 (EXCEPT 71<sup>ST</sup> STREET) AND THE NORTH 19 ½ FEET OF LOT 2 IN BLOCK 2 IN COLUMBIA ADDITIONS TO SOUTH SHORE, A SUBDIVISION OF THE WEST ½ OF BLOCKS 1, 4 IN STAVE AND KLEMM'S SUBDIVISION OF THE NORTHEAST ¼ OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**PIN #: 20-25-202-010-0000**

**AFTER RECORDING RETURN TO:**

**COMMUNITY INIATIVES, INC.  
ATTN: MARIE DOLADEE  
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

THE CITY OF CHICAGO, )  
a municipal corporation, )  
Plaintiff, )

No: DB MI 403415

v. )  
CHRISTINA PATTON )  
et al )  
Defendant(s). )

Re: 710-025 LUGUA

Courtroom 1107, Daley Center

### LIMITED ORDER APPOINTING GENERAL RECEIVER AND AUTHORIZING EMERGENCY ACTION BY RECEIVER

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

#### THE COURT FINDS THAT:

1. There exists at the subject property numerous unhealthy and unsafe building conditions, including conditions that pose an imminent threat of irreparable harm and injury to the health, safety and welfare of the public and occupants of the premises;
2. Defendants, who are owners of or have an interest in the subject property, have failed to abate or are unable to abate the dangerous and hazardous conditions that exist there;
3. Equitable remedies other than the appointment of a general receiver are inadequate in the instant case because the dangerous and hazardous conditions at the subject property will remain, and the public and building occupants remain at risk unless a receiver is appointed;

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

1. LIMITED City's Emergency Petition for Appointment of a LIMITED General Receiver is granted; CII NHSRC Initiatives, Inc. is appointed LIMITED General Receiver of the subject property pursuant to City's Petition and 65 ILCS 5/11-31-2 (2004).

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2. The Receiver is authorized to immediately perform the following duties:
- Prepare a feasibility study regarding the care, management, and repair of the subject property;
  - Vacate the subject property, which includes, but is not limited to, refunding security deposits to the occupants of the subject property, hiring movers and arranging for transportation of the occupants to new residences, and boarding and securing the property once vacant;
  - Board and secure the subject property;
  - Collect rent, if the subject property is occupied and will not be vacated;
  - Make repairs;
  - Abate any dangerous and hazardous conditions at the subject property, including the following: \_\_\_\_\_

ESTABLISH GAS SERVICE IMMEDIATELY TO THE PROPERTY; ESTABLISH WATER SERVICES FOR SEPARATE GROUP, IF NECESSARY

3. The applicant's bond is excused pursuant to 65 ILCS 5/11-31-2.3 (2004); and the Receiver's surety bond is waived pursuant to 65 ILCS 5/11-31-2.3 (2004).
4. Defendants, their agents, heirs and assigns are enjoined and restrained from interfering or obstructing the Receiver in the performance of his or her duties.
5. The Receiver is authorized to issue receiver's certificates.

IT IS FURTHER ORDERED THAT this cause be continued to 21/10/09 at 9:30 a.m./p.m. in courtroom 1107, Daley Center, for further hearing on the compliance of said orders without further notice.

HEARING DATE: 11/18/08

Assoc. Judge ANN HOUSER  
NOV 18 2008  
Circuit Court - 227

\_\_\_\_\_  
Judge Ann Houser 1107

Mara S. Georges, Corporation Counsel #90909  
By: \_\_\_\_\_  
30 N. LaSalle St., Room 700  
Chicago, IL 60602  
(312) 744-8791

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

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CITY OF CHICAGO,  
a Municipal Corporation,  
Plaintiff

v.  
Christian Rajew  
et al  
Defendant(s).

Case No: 08 M 403415  
Address: 7100 02 S LUGAN  
2201 31 East 7th  
Courtroom 1107, Daley Center

ORDER

This cause coming on to be heard on the set call, the Court having jurisdiction over the defendant(s) and the subject matter, being fully advised in the premises and having heard evidence and testimony:

IT IS HEREBY ORDERED THAT Defendant(s) CHRISTIAN RAJEW

- Shall personally appear before this Court at the next scheduled hearing.
- Shall schedule and be present for an interior inspection of the entire subject premises with the Department of Buildings before the next scheduled hearing or by enter in
- Shall bring the subject premises into full compliance with the Municipal Code of the City of Chicago.
- Shall correct the following violations at the subject premises as cited in the Plaintiff's Complaint: \_\_\_\_\_ prior to the next scheduled hearing or by \_\_\_\_\_
- Shall board and secure the premises in question prior to the next scheduled hearing or by \_\_\_\_\_, and keep the subject premises boarded and secured until further order of Court.
- Shall be subject to a preliminary injunction not to rent, use, lease, or occupy \_\_\_\_\_ until further order of court.
- Shall have an ex-parte judgment entered against said defendant(s) in the amount of \$ \_\_\_\_\_ plus court costs of \$60.00 for a total amount of \$ \_\_\_\_\_

At Files his Appearance Instated, provides service a summary as does CHARTER ONE BANK  
CITY AFFIDAVIT and LETTER ARE ADMITTED INTO THE RECORD  
ADDITIONALLY, THAT:

- Defendant(s) \_\_\_\_\_ has/have failed to appear in Court or otherwise answer the Complaint and is in default, and the Complaint herein is confessed against said defendant(s).
- CHRISTIAN RAJEW TO PAY WATER BILL TO INSURE SERVICE BY 12/2/08 OR RECEIVER IS NOTIFIED TO RETURN SERVICE AFTER 12/2/08
- Continued for: case management / trial, settlement, or dismissal.

IT IS FURTHER ORDERED THAT this cause be continued to 2/10/09 at 9:30 a. m. in courtroom 1107, Daley Center for further hearing on the compliance of said orders without further notice.

HEARING DATE: 11/13/08

Mara S. Georges, Corporation Counsel #90909  
By: \_\_\_\_\_  
30 N. LaSalle St. Room 700  
Chicago, IL 60602 (312) 744-8791

Judge Ann Houser  
Assoc. Judge ANN HOUSER  
NOV 18 2008  
Circuit Court - 227