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

THE CITY OF CHICAGO,)
 a municipal corporation,)
)
 Plaintiff,)
)
 v.)
)
 Equinox et al)
 Defendant(s).)

No: 08 M1 401733

Re: 4245 N Lincoln

Courtroom 1107, Daley Center

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 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. City's ~~Emergency~~ Petition for Appointment of a General Receiver is granted; *The Woodall Group* ~~CB + THREE Initiatives, LLC~~ is appointed General Receiver of the subject property pursuant to City's Petition and 65 ILCS 5/11-31-2 (2004).



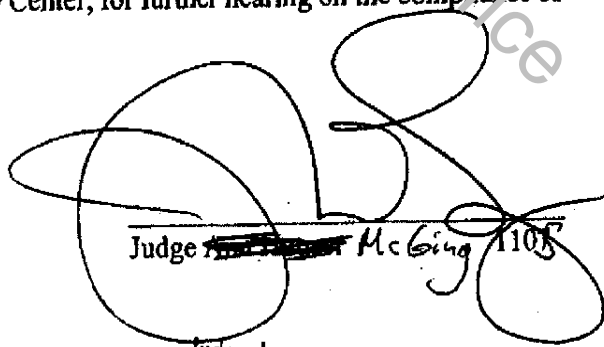
Doc#: 0911034035 Fee: \$42.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 04/20/2009 09:43 AM Pg: 1 of 4

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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: _____
- Receiver is granted the authority to make forceable entry to the property
- or any part thereof.
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 12/11/08 at 9:30 (a.m./p.m.) in courtroom 1105, Daley Center, for further hearing on the compliance of said orders without further notice.

HEARING DATE: 10-30-08


Judge ~~James M. McGing~~ McGing 1105

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

Judge James M McGing

OCT 30 2008

Circuit Court-1926

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

CITY OF CHICAGO, a Municipal Corporation
Plaintiff

Case No.: 08 MI 401733

v. Equinor
et al.,
Defendant(s).

Address: 4245 N Lincoln

Courtroom 1105, 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) Equinor Development

- Shall personally appear before this Court at the next scheduled hearing.
- Shall schedule, and be present for an interior exterior inspection of the entire subject premises, with plans and permits, with the Department of Buildings before the next scheduled hearing or by _____.
- Shall bring the subject premises into full compliance with the Municipal Code of the City of Chicago by _____.
- 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 safe and secure until further order of Court.
- Shall be subject to a preliminary injunction not to rent, lease, or occupy the _____ and keep the subject premises vacant, safe and secure at all times until further order of court.
- Shall immediately post notice at all levels of the front / rear porch(es), as well as notify all tenants and occupants, that it/they shall be used for emergency egress only and not recreational use or storage, and maintain said notice until further order of court.
- All prior orders remain in full force and effect.
- _____

ADDITIONALLY, THAT:

- Defendant(s) _____ has / have failed to appear in Court or otherwise answer the Complaint and is / are in default, and the Complaint herein is confessed against said defendant(s) and an ex-parte judgment shall be entered against said defendant(s) in the amount of \$ _____ plus court costs of \$60.00 for a total amount of \$ _____.
- An alias summons shall issue against _____.
- The following parties are joined as defendants, with summons to issue _____.
- The following parties are dismissed as defendants _____.

petition to appoint a receiver granted (on separate order)

City is ordered to board and secure the property

Feasibility Study to be presented by next court date

Continued for case management / trial, settlement, or dismissal / hearing / jurisdiction.

IT IS FURTHER ORDERED THAT this cause be continued to 12/11/2008 at 9:30 a.m. in courtroom 1105, Daley Center for further hearing on the compliance of said orders without further notice.

HEARING DATE: 10-30-08

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

Judge McGing

Judge James M McGing
OCT 30 2008
Circuit Court-1926
Courtroom 1105
198582-15-0-908

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EXHIBIT "A"

LEGAL DESCRIPTION

LOT 36 IN JASPERS MANS SUBDIVISION OF LOT 1 AND 2 IN BLOCK 3
IN WILLIAM B. OGDENS SUBDIVISION OF SOUTHWEST QUARTER OF
SECTION 18, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 14-18-313-051-1001
14-18-313-051-1002
14-18-313-051-1003
14-18-313-051-1004

OLD PIN: 14-18-313-005-0000

PROPERTY ADDRESS: 4245 North Lincoln Avenue, Chicago, Illinois 60618