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#7941



Doc#: 0914145063 Fee: \$38.00  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 05/21/2009 11:05 AM Pg: 1 of 2

*THIS AREA FOR RECORDER'S USE ONLY*

**ORDER APPOINTING LIMITED RECEIVER**

Property Address: 2643-54 W 62<sup>nd</sup> Street/6157-59 S Washtenaw,  
CHICAGO, ILLINOIS

Legal Description: UNITS 6157-1, 6157-2, 6157-3, 6159-1, 6159-2, 6159-3, 2648-1, 2648-2, 2648-3, 2652-1, 2652-2, 2652-3, 2654-1, 2654-2, AND 2654-3 IN WASHTENAW CONDOMINIUM ASSOCIATION AS DELINEATED ON A SURVEY OF LOTS 21 AND 22 IN BLOCK 10 IN COBE AND MCKINNON'S 63<sup>RD</sup> STREET AND CALIFORNIA AVENUE SUBDIVISION OF THE WEST HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPLE MERIDIAN, WHICH SURVEY IS RECORDED IN DOCUMENT NO. 0519432166 AND REFERRED TO IN THE D OF CONDOMINIUM RECORDED JULY 13, 2005 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY ILLINOIS, AD DOCUMENT NO. 0519432166, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THE UNITS' UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ; SITUATED IN COOK COUNTY IN THE STATE OF ILLINOIS.

PIN #: 19-13-418-039-1001; 19-13-418-039-1002; 19-13-418-039-1003  
19-13-418-039-1004; 19-13-418-039-1005; 19-13-418-039-1006  
19-13-418-039-1007; 19-13-418-039-1008; 19-13-418-039-1009  
19-13-418-039-1010; 19-13-418-039-1011; 19-13-418-039-1012  
19-13-418-039-1013; 19-13-418-039-1014; 19-13-418-039-1015

**AFTER RECORDING RETURN TO:**

COMMUNITY INITIATIVES, INC.  
ATTN: PETER O' BRIEN  
222 SOUTH RIVERSIDE PLAZA, SUITE 2200  
CHICAGO, ILLINOIS 60606 -- (312) 258-0070

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

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

No: 08 M1 402-1144  
2648-54 W 62ND  
Re: 8157-59 S WASHINGTON

Courtroom 1109, Richard J. Daley Center

ORDER APPOINTING A LIMITED / ~~GENERAL~~ RECEIVER (circle one)  
AND AUTHORIZING EMERGENCY ACTION BY THE RECEIVER

This cause coming before the court to be heard on Plaintiff City of Chicago ("City")'s Emergency Petition for Appointment of a 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 premises ("Premises") 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 Premises;
2. Defendants, who are owners of or have an interest in Premises, upon notice, 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 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 Receiver is granted; CII, Inc / NHSRC Initiatives, Inc. (circle one) is appointed Receiver of the subject property pursuant to City's Petition and 65 ILCS 5/11-31-2.
2. Receiver is authorized to immediately perform the following duties:
  - Prepare a feasibility study regarding the care, management, and repair of Premises, costs not to exceed \$ \_\_\_\_\_ .00.
  - Vacate Premises, which includes, but is not limited to, refunding any existing security deposits owed to tenants if they are being permanently relocated, hiring movers and arranging for transportation to new residences
  - Board and secure Premises or board and secure Premises after it is vacated
  - Collect rent, if Premises is occupied and will not be vacated
  - Make repairs, costs not to exceed \$ \_\_\_\_\_ .00
  - Abate any dangerous and hazardous conditions at Premises, including the following:
    - REMOVE DEBRIS
    - REMOVE STAIRS TO PORCH
  - \_\_\_\_\_
3. Applicant's bond is excused pursuant to 65 ILCS 5/11-31-2.3; Receiver's surety bond is waived pursuant to 65 ILCS 5/11-31-2.3.
4. Defendant(s), and his/her/its/their agents, heirs, legatees, successors, and assigns are enjoined and restrained from interfering or obstructing Receiver in the performance of his or her duties.
5. Upon appointment of Receiver, the owner(s) and/or owner's agent(s) shall: provide to Receiver access to all areas of the building immediately; deliver to Receiver master keys for all units within 24 hours; and provide to Receiver all items and materials necessary for Receiver to perform his or her duties, including rent rolls and access to financial accounts, within seven days.
6. Receiver is authorized to issue receiver's certificates.

IT IS FURTHER ORDERED THAT this cause be continued to 8 / 10 / 2009 at 9:30 a.m., Courtroom 1109, Richard J. Daley Center, 50 W. Washington St., Chicago, without further notice.

HEARING DATE: 5 / 18 / 2009

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

Assoc. Judge WILLIAM G. PILEGGI

10/10/2009  
Circuit Court - 1704

Judge William G. Pileggi Courtroom 1109