

# UNOFFICIAL COPY



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Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 07/29/2009 10:51 AM Pg: 1 of 2

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## ORDER APPOINTING LIMITED RECEIVER

**PROPERTY ADDRESS: 5248-60 W POTOMAC, CHICAGO, ILLINOIS**

**LEGAL DESCRIPTION: LOT 13 IN BLOCK 2 IN AUSTIN PARK  
SUBDIVISION, BEING A SUBDIVISION IN THE SOUTH 1/2 OF THE  
NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 13, EAST OF  
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS**

**PIN #: 16-04-122-008-0000**

### AFTER RECORDING RETURN TO:

**COMMUNITY INITIATIVES, INC.  
ATTN: RYAN SPOKAS  
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,

v. JUAREZ AND VASQUEZ, LLC  
et al., Defendant(s).

No: 07 MI 400224

Re: 5248-60 W POTOMAC

Courtroom 1107, 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. / MASRE 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:  
THE ITEMS ALLEGED IN PARAGRAPH 3, SUBPARAGRAPHS 20, 30, 32, 41, 42 AND 44-46 OF THE CITY'S FIRST AMENDED VERIFIED COMPLAINT RELATED TO (1) ELECTRICAL, (2) PLUMBING, (3) EXTERIOR STAIRS, AND (4) MASONRY AS DETAILED IN CITY'S PETITION FILED 6/9/2009
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 / 25 / 2009 at 9:30 a.m.  
Courtroom 1107, Richard J. Daley Center, 50 W. Washington St., Chicago, without further notice.  
Assoc. Judge ANN HOUSER

HEARING DATE: 6 / 9 / 2009

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

Judge Ann Houser

Courtroom 1107

JUN - 9 2009  
Circuit Court - 11

Pink Copy for Defendant(s) (photocopy if necessary)

Yellow Copy for City of Chicago Department of Law

White Original for Court Records