

# UNOFFICIAL COPY



Doc#: 1007034055 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/11/2010 11:09 AM Pg: 1 of 5

Property of Cook County, Illinois

*THIS AREA FOR RECORDER'S USE ONLY*

## ORDER APPOINTING LIMITED RECEIVER

**Property Address: 3351-57 W Ohio, Chicago, IL 60624**

**Legal Description:**

UNITS 3351-1E, 3351-2E, 3351-3E, 3351-1W, 3351-2W, 3351-3W, 3357-1E, 3357-2E, 3357-3E, 3357-1W, 3357-2W, 3357-3W, 3357-1S, 3357-2S, AND 3357-3S IN 3351-3357 WEST OHIO CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 3 IN SUBDIVISION IN THE WEST 283 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 (EXCEPT THAT PART OF THE EAST 100 FEET LYING SOUTH OF THE NORTH 190 FEET AND NORTH OF THE SOUTH 341 FEET THEREOF), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00801534068; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY THE DECLARATION RECORDED DECEMBER 20, 2007 AS DOCUMENT NO. 0801534068

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**Permanent Index Number:**

16-11-220-016-1001; 16-11-220-016-1002; 16-11-220-016-1003;  
16-11-220-016-1004; 16-11-220-016-1005; 16-11-220-016-1006;  
16-11-220-016-1007; 16-11-220-016-1008; 16-11-220-016-1009;  
16-11-220-016-1010; 16-11-220-016-1011; 16-11-220-016-1012;  
16-11-220-016-1013; 16-11-220-016-1014; 16-11-220-016-1015

**AFTER RECORDING RETURN TO:**

**COMMUNITY INITIATIVES, INC.**  
**ATTN: Ryan Spokas**  
**222 SOUTH RIVERSIDE PLAZA, SUITE 2200**  
**CHICAGO, ILLINOIS 60606 -- (312) 258-0070**

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

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

THE CITY OF CHICAGO, a municipal corporation,  
Plaintiff,

v. 3351-57 West Ohio  
Condo. Assoc. et al., Defendant(s).

No: 10 MI 400436

Re: 3351-57 W Ohio

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. / NISRC 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. with CPD assistance.
  - 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:
    - Cut all utility service to property: electric, gas, and water
    - Use metal grating to secure first floor and all access points, including fire porch. Board first floor windows.
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 3 / 22 / 2010 at 9:30 a.m., Courtroom 1109, Richard J. Daley Center, 50 W. Washington St., Chicago, without further notice.

HEARING DATE: 3 / 8 / 2010

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

Associate Judge William G. Pileggi

MAR 08 2010

Circuit Court - 1764  
Judge William G. Pileggi Courtroom 1109

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

Yellow Copy for City of Chicago Department of Law (photocopy if required)

White Original for Court Records

# UNOFFICIAL COPY

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

THE CITY OF CHICAGO, a municipal corporation,  
Plaintiff,

v. 3251-3357 W. O.L.O.  
Co-Op. Assoc. et al., Defendant(s).

No: 10 MI 400436

Re: 3351-3357 W O.L.O

Courtroom 1109, Richard J. Daley Center

## EMERGENCY PETITION FOR APPOINTMENT OF A LIMITED / GENERAL RECEIVER (circle one)

The City of Chicago ("City"), by its attorney, Mara S. Georges, Corporation Counsel, pursuant to 65 ILCS 5/11-31-1, 5/11-31-2 and 5/11-13-15 petitions the Court to appoint a Receiver, with the powers granted and duties imposed upon receivers by courts and by statutes, until further order of Court. In support of this Petition, the City states as follows:

1. Plaintiff City is a municipal corporation, authorized by 65 ILCS 5/11-31-2 (2004) to seek appointment of a receiver to correct conditions that fail to conform to minimum standards of health and safety;
2. The subject premises ("Premises") is located within the City of Chicago, and defendants are owners of or have an interest in Premises;
3. City filed this suit against defendant(s), alleging that dangerous and hazardous conditions exist at Premises. These dangerous and hazardous conditions pose an imminent threat of irreparable harm and injury to the health, safety and welfare of the public and the occupants of Premises;
4. Defendant(s) has/have failed to correct, after due notice, these unsafe and/or unhealthy building conditions;
5. Equitable remedies other than the appointment of a receiver are inadequate in this case because, on information and belief, defendants have failed and are not currently able or willing to abate the unhealthy and/or unsafe conditions in the premises. The conditions which now exist at the premises will remain unabated without the appointment of a general receiver, and will result in the loss of salvageable property, as well as irreparable harm to the subject property's occupants, neighbors of the premises and the general public; and
6. Applicant's bond should be excused, and the surety bond waived, pursuant to 65 ILCS 5/11-31-2.3 (2004).

WHEREFORE, the Plaintiff, City of Chicago, respectfully requests that this Court:

A. Appoint a:  General Receiver  
 Limited Receiver, with powers granted and duties imposed as specified in paragraph B below until further order of court.

B. Authorize and order the receiver to enter into possession of the premises and to 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 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 the subject property or board and secure the subject property after it is vacated
- 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:


**FILED**  
CV-1109  
MAR 08 2010  
CLERK OF THE CIRCUIT COURT  
OF COOK COUNTY, ILL.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- C. Authorize the receiver to employ agents to assist in the performance of his/her receivership duties.
- D. Enjoin and restrain defendants from interfering with or obstructing the receiver's performance of her receivership duties
- E. Upon the appointment of the receiver, the owner(s) and/or owner's agent(s) shall provide to the receiver access to all areas of the building and deliver master keys for all units within 24 hours, along with all items and materials necessary for the receiver to perform his or her duties including rent rolls and access to all financial accounts within seven days.
- F. Excuse applicant's bond and receiver's bond pursuant to 65 ILCS 5/11-31-2.3.
- G. Authorize the receiver to issue receiver's certificates.
- H. Continue this matter for a receiver's report and determination of whether a general receivership of the premises is feasible.

### VERIFICATION BY CERTIFICATION

Pursuant to section 1-109 of the Code of Civil Procedure, the undersigned certifies that he or she is an Assistant Corporation Counsel of the City of Chicago, and that he/she is the authorized agent of the Plaintiff for the purpose of making this certification, and that the statements set forth in this Petition are true and correct, except as to matters therein stated to be on information and belief and as to such matters the undersigned certifies as aforesaid that he or she verily believes the same to be true.

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

Pink Copy for Defendant(s) (Reference)  
Yellow Copy for City of Chicago Department of Law  
White Original for Court Records

# UNOFFICIAL COPY

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

THE CITY OF CHICAGO, a municipal corporation,  
Plaintiff,

v. 3351-57 WOLLS  
and Assoc. et al.,  
Defendant(s).

No: 10 MI 400436

Re: 3351-57 WOLLS

Courtroom 1109, Richard J. Daley Center

### ORDER

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

IT IS HEREBY ORDERED THAT Defendant(s) \_\_\_\_\_

- Shall personally appear before this Court at the next scheduled hearing.
- Shall schedule and be present for an exterior / interior inspection of the entire subject premises, with plans and permits, with the Department of Buildings before the next scheduled hearing or 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 subject premises 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 the \_\_\_\_\_ until further order of court.

GMAC to file appearance in substitute writ 1E; Dismissed  
as to writ 3351-2W

### ADDITIONALLY, THAT:

- All prior orders shall continue in full force and effect.
- An alias summons shall issue to \_\_\_\_\_
- The following shall be joined as defendant(s) with summons to issue: \_\_\_\_\_
- 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 \$ \_\_\_\_\_ .00 plus court costs of \$ \_\_\_\_\_ .00 for a total amount of \$ \_\_\_\_\_ .00.

Condition granted by do to file appearance: 3351-1E,  
3W, 3E + 3357-1E, 28 35, 2W

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

IT IS FURTHER ORDERED THAT this cause be continued to 3 / 22 / 2010 at 9:30 AM Courtroom 1109  
Richard J. Daley Center, 50 W. Washington St., Chicago, without further notice.

HEARING DATE: 3 / 8 / 2010

By: 

Judge William G. Pileggi  
Courtroom 1109

Associate Judge William G. Pileggi  
MAR 08 2010  
Circuit Court 1764

Assistant Corporation Counsel  
Mar S. Georges, Corporation Counsel #00900  
30 N. LaSalle, Room 700  
Chicago, IL 60602 (312) 744-8791

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