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Doc#: 1016234042 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/11/2010 11:33 AM Pg: 1 of 3

THIS AREA FOR RECORDER'S USE ONLY

ORDER APPOINTING RECEIVER

Property Address: 6103-07 N Claremont, CHICAGO, ILLINOIS

Legal Description:

PARCEL 1:

UNITS 6103-1A, 6103-2A, 6103-3A, 6105-1B, 6105-2B, 6105-3B, 6107-C, 6107-1C, 6107-2C, and 6107-3C IN THE 6103 NORTH CLAREMONT CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 22 (EXCEPT THE SOUTH 3.28 FEET THEREOF) AND THE SOUTH 1/2 OF LOT 23 IN BLOCK 1 IN W.F. KAISER AND COMPANY'S 5TH ADDITION TO ARCADIA TERRACE, A SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM MADE BY STEFAN HOLDINGS, L.L.C., RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO.0729515096 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACES AND STORAGE SPACES, LIMITED COMMON ELEMENTS AS DELINEATED ON THE

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SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0729515096.

**PINs: 14-06-113-041-1001; 14-06-113-041-1002; 14-06-113-041-1003;
14-06-113-041-1004; 14-06-113-041-1005; 14-06-113-041-1006;
14-06-113-041-1007; 14-06-113-041-1008; 14-06-113-041-1009;
14-06-113-041-1010**

AFTER RECORDING RETURN TO:

**COMMUNITY INITIATIVES, INC.
ATTN: JAMILA DANZY
222 SOUTH RIVERSIDE PLAZA, SUITE 2200
CHICAGO, ILLINOIS 60606 -- (312) 258-8155**

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. 6103 N. Claremont
et al., Defendant(s).

No: 09 MI 400717
Re: 6103-07 N. Claremont
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 immediate 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:
clean out common areas and units, keep safe
 - _____
- 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 9 / 13 / 2010 at 9:30 (a.m.) / p.m., Courtroom 11____, Richard J. Daley Center, 50 W. Washington St., Chicago, without further notice.

HEARING DATE: 6 / 7 / 2010

By: [Signature]
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

JUN 07 2010

Judge P. Pileggi

Circuit Court - 1764

3542

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

Yellow Copy for City of Chicago Department of Law

White Original for Court Records