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Doc#: 1019539007 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/14/2010 10:41 AM Pg: 1 of 6

Property of Cook County Clerk's Office

THIS AREA FOR RECORDER'S USE ONLY

ORDER APPOINTING RECEIVER

Property Address: 1355-57 N HOMAN/3357-59 W HIRSCH,
CHICAGO, ILLINOIS

Legal Description: ALLL UNITS AS DELINEATED ON PLAT OF SURVEY OF LOTS 23 AND 24 IN BLOCK 2 IN WEAGE, EBERHART AND BARTLETT'S SUBDIVISION OF THE SOUTH EAST ¼ OF THE NORTHEAST ¼ OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Alternatively known as: ALL UNITS TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS DEFINED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0632606058, AS AMENDED FROM TIME TO TIME, IN THE SOUTHEAST ¼ OF THE NORTHEAST ½ OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN #: 16-02-218-039-1001; 16-02-218-039-1002; 16-02-218-039-1003;

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16-02-218-039-1004; 16-02-218-039-1005; 16-02-218-039-1006;
16-02-218-039-1007; 16-02-218-039-1008; 16-02-218-039-1009;
16-02-218-039-1010; 16-02-218-039-1011; 16-02-218-039-1012;
16-02-218-039-1013; 16-02-218-039-1014; 16-02-218-039-1015;
16-02-218-039-1016

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

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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. 1357 N HOMER CONDO ASS'n

et al.,
Defendant(s).

No: 10 M1 401434

Re: 1352-57 N HOMER
3357-63 W HIRSCH
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) ~~MARK SKERTICH AND~~
R. SKERTICH

- 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.
- Defendants in court granted leave to file Appraisals:
Maria Meyer, Nelson Dujie, Teous Tyler, Rudy Fingers


ADDITIONALLY, THAT:

- All prior orders shall continue in full force and effect.
- An alias summons shall issue to ALL UNSERVED DEFENDANTS
- The following shall be joined as defendant(s) with summons ^{WAIVED} to issue: 1 CASE DND, NA Unit 3359-1
- 17 KARRIE MAC IS DISMISSED WITH RECALL TO UNIT 1355-3 WITHOUT FINES.
- 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.

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

IT IS FURTHER ORDERED THAT this cause be continued to 7 / 12 / 2010 at 9:30 a.m., Courtroom 1109, Richard J. Daley Center, 50 W. Washington St., Chicago, without further notice.

HEARING DATE: 6 / 21 / 2010

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

Judge Patrick T. Rogers
Courtroom 1109
JUN 21 2010
ROGERS
Circuit Court-2007

1064

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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. 1357 N HOMER APT BOND ASSEN
et al., Defendant(s).

No: 10 Mi 401434
Re: 1357-57 S HUMAN
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. / ~~MHSRC 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, re-funding 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:
 - REAL PURM
 - OPEN JUNCTION BOX
 - POST CONTACT INFO & REMOVE ALL OTHER INFO POSTED.
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 7 / 12 / 2010 at 9:30 a.m./p.m.,
Courtroom 1109, Richard J. Daley Center, 50 W. Washington St., Chicago, without further notice.

HEARING DATE: 6 / 21 / 2010

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

Judge Patrick T Rogers
JUN 21 2010
Courtroom 11 09
Judge ROGERS
Circuit Court-2007

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

THE CITY OF CHICAGO, a municipal corporation,
Plaintiff,

No: 10 MI 401434

v. 1757 N HUMAN CONDO ASS'N

Re: 1353-57 S HUMAN

et al.,
Defendant(s).

Courtroom 11 09, Richard J. Daley Center

ORDER TO VACATE

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

THE COURT FINDS THAT:

1. the subject premises fails to meet minimum standards of health and safety as set forth in the applicable provisions of the Municipal Code of the City of Chicago and as stated in the complaint herein; and
2. the City has demonstrated by competent evidence that an imminent threat to health, safety, and welfare of the tenants and occupants exists at the subject premises.


IT IS THEREFORE ORDERED THAT ~~the premises~~ THE COURT APPOINTED RECEIVER (CR)

1. Shall cause the following area(s) of the subject premises to be vacated: ENTIRE SUBJECT PREMISES
 immediately. within _____ hours. [A] by 7 / 1 / 2010.
2. Shall maintain these vacated area(s) in a vacant and secure condition until further order of court.
3. ~~Shall maintain all utilities (including but not limited to electricity, water, gas, and heat) to all areas of the subject premises covered by this order until such time as those areas are fully vacated.~~
4. Shall allow representatives from the City Department of Human Services onto the subject premises and shall not interfere with those representatives as they assist tenants and occupants in vacating the premises.

The City of Chicago is authorized to enforce this vacate order with the assistance of various city departments, including but not limited to: the Chicago Police Department, the Department of Buildings, the Department of Family and Support Services, and the Department of Streets and Sanitation.

IT IS FURTHER ORDERED THAT this cause be set for hearing on 7 / 12 / 2010 at 9:30 (a.m.) p.m.
Courtroom 11 09, Richard J. Daley Center, 50 W. Washington St., Chicago, without further notice.

HEARING DATE: 6 / 21 / 2010

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

Judge Patrick P. Rogers

Courtroom 11 09

JUN 21 2010

Circuit Court-2007

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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. 1357 N HOMAN CONDO ASS'N
et al.,
Defendant(s).

No: 10 MI 401434

Re: 1353-57 S HOMAN

Courtroom 11 09, Richard J. Daley Center

ORDER AUTHORIZING CITY ACTION AT AN UNSAFE PROPERTY

This cause coming on to be heard on the set call, and the Court being fully advised of the premises, the Court finds that the subject property is dangerous and hazardous to the public health, safety and welfare and is an ongoing nuisance which requires immediate abatement, and under the authority of 65 ILCS 5/11-31-1,

IT IS HEREBY ORDERED THAT:

1. Plaintiff, City of Chicago, is authorized to immediately enter the subject premises, with force if necessary, in order to:

conduct an interior inspection with break-in authority.

board and secure the premises.

remove all junk, debris, and/or other material which is hazardous or a nuisance.

take appropriate action with respect to any animals.

abate, remove, and/or exterminate any rats, mice, insects or other vermin which constitute a nuisance.

remove all foliage which is a safety hazard or nuisance, including weeds, shrubbery, and/or trees.

notify

Commonwealth Edison that electrical service

Peoples Gas that gas service

the City Water Department that water service

must be shut off immediately due to dangerous and hazardous conditions at the subject premises.

repair the following: _____

enclose the following: _____

demolish the following: _____

2. Pursuant to 65 ILCS 5/11-31-1(a), the costs incurred by the City regarding the action specified in paragraph 1, including court costs and attorney's fees, shall be a priority lien on the subject property.

3. The City of Chicago Police Department is authorized to assist in the execution of this order.

4. The City of Chicago shall be held harmless for any incidental damage that may occur in the execution of this order.

IT IS FURTHER ORDERED THAT this cause be continued to 7 / 12 / 2010 at 9:30 a.m. / p.m.,
Courtroom 11 09, Richard J. Daley Center, 50 W. Washington St., Chicago, without further notice.

HEARING DATE: 6 / 21 / 2010

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

Judge Rogers Judge Patrick T. Rogers Courtroom 11 09

JUN 21 2010

Circuit Court-2007

4014

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