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Doc#: 1022531011 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/13/2010 10:30 AM Pg: 1 of 2

Property of
THIS AREA FOR RECORDER'S USE ONLY

ORDER APPOINTING LIMITED RECEIVER

Property Address: 4343-45 S MICHIGAN AVENUE, CHICAGO, ILLINOIS

Legal Description: UNITS 4343-1, 4343-2, 4343-3, 4345-1, 4345-2 AND 4345-3 IN THE MICHIGAN MANOR CONDOMINIUM. AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE SOUTH HALF OF LOT 18 AND THE NORTH HALF OF LOT 19 IN BLOCK 1 OF L. W. STONE'S SUBDIVISION OF THE EAST 20 ACRES OF THE NORTH 30 ACRES OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 8, 2000, AS DOCUMENT NUMBER 00323781, AND AS AMENDED, TOGETHER WITH THEIR UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

**PINs #: 20-03-302-029-1001; 20-03-302-029-1002; 20-03-302-029-1003;
20-03-302-029-1004; 20-03-302-029-1005; 20-03-302-029-1006;**

AFTER RECORDING RETURN TO:

**COMMUNITY INIATIVES, INC.
ATTN: MICHAEL CAREY
222 SOUTH RIVERSIDE PLAZA, SUITE 2200
CHICAGO, ILLINOIS 60606 – (312) 258-8155**

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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. Michigan Manor 4343 Condo. Assn.
et al., Defendant(s).

No: 09 MI 11-10
Re: 4343-45 S Michigan St.
Courtroom 1103, 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:

- 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;
- 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;
- 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:

- 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.
- 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:
 - Erect canopy at the west elevation immediately.
- 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.
- 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.
- 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.
- Receiver is authorized to issue receiver's certificates.

IT IS FURTHER ORDERED THAT this cause be continued to 10 / 21 / 10 at 9:30 a.m. / p.m., Courtroom 1103, Richard J. Daley Center, 50 W. Washington St., Chicago, without further notice.

HEARING DATE: / /

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

Associate Judge Joseph M. Scanza
Judge _____
JUL 29 2010
Courtroom _____

Circuit Court-101

Pink Copy for Defendant(s) (photo copy if required)

Yellow Copy for City of Chicago Department of Law

White Original for Court Records