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Doc#: 1035545033 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 12/21/2010 01:07 PM Pg: 1 of 3

Property of Cook County Clerk's Office

THIS AREA FOR RECORDER'S USE ONLY

ORDER APPOINTING LIMITED RECEIVER

**Property Address: 1138-40 S KARLOV/4101 W CRENSHAW
CHICAGO, ILLINOIS**

**Legal Description: LOT 48 IN BUTLER LOWRY'S CRAWFORD AVENUE
ADDITION TO CHICAGO, IN THE EAST ½ OF THE SOUTHEAST ¼ OF
SECTION 15, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD
PRICIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

PIN #: 16-15-427-022-0000

AFTER RECORDING RETURN TO:

**COMMUNITY INITIATIVES, INC.
ATTN: ANGELA MAURELLO
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. American General Financial Service)
 of Illinois)
 et al.,)
 Defendant(s).)

No: 07 M1 400684
 Re: 1138-40 S. Karlov
 Courtroom 1105, Richard J. Daley Center

ORDER

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

IT IS HEREBY ORDERED THAT Defendant(s) Otis Edwards

- Shall file a pro se appearance instant.
- Shall personally appear before this Court at the next scheduled hearing.
- Shall ~~schedule and~~ present for an interior / exterior inspection of the entire subject premises, with plans and permits on site, with the Department of Buildings, ~~before the next scheduled hearing or by~~ on Monday 12-20-10 between 2:30 and 4:30 p.m.
- Shall correct the following violations at the subject premises as cited in the Plaintiff's Complaint: owner Otis Edwards to be present to allow access to the property prior to the next scheduled hearing or by _____.
- Shall board and secure the subject premises prior to the next scheduled hearing or by _____.
- Shall keep the subject premises vacant / 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.
- Shall immediately post notice at all levels of the front / rear porch(es) and notify all tenants and occupants that the porch(es) shall be used for emergency exiting only and not for recreation or storage, and maintain such notice until further order of court.
- _____

ADDITIONALLY, THAT:

- All prior orders shall continue in full force and effect until further order of court.
- An alias summons shall issue to _____.
- The following shall be joined as defendant(s) with summons to issue: _____.
- The following defendants are dismissed without prejudice, no fines, no costs: _____.
- All tenants and occupants of the property are implead into the above captioned case 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.
 - prove-up is continued to a later date.
- _____

Continued for: case management / trial, settlement, or dismissal / hearing / jurisdiction / feasibility and negotiation
 IT IS FURTHER ORDERED THAT this cause be continued to 2-1-22 / 11 Dec 14 2010 at 11:30 a.m. Courtroom 1105, Richard J. Daley Center, 50 W. Washington St., Chicago, without further notice.

NO DATA
 Assistant Corporation Counsel
 Mara S. Georges, Corporation Counsel #90909
 30 N. LaSalle, Room 700
 Chicago, IL 60602 (312) 744-8791
 FORM CONS5.1001 rev. 4/2/10

Yellow Copy for City of Chicago, Department of Law, Clerk's Office. Pink Copy for Defendant(s) (photocopy if required)

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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. American General Financial Services
of Illinois
et al., Defendant(s).

No: 07 MI 400684
Re: 1138-40 S Karlov
Courtroom 1105, 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. ~~MSRC 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, *as it relates to the repair or replacement of the rear and side porches*
 - 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:
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. *Receiver to communicate with attorney Glenda Gray - (312) 2755-1010*

IT IS FURTHER ORDERED THAT this cause be continued to 02, 22, 11 at 9:30 a.m. (700) 524-1010
Courtroom 1105, Richard J. Daley Center, 50 W. Washington St., Chicago, without further notice.

HEARING DATE: 11/11/10

30 N. LaSalle, Room 700
Chicago, IL 60602 (312) 744-8791

Judge H. J. Wolcott Courtroom 1105

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Yellow Copy for Court Records