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Doc#: 1102131131 Fee: \$40.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 01/21/2011 01:06 PM Pg: 1 of 3

THIS AREA FOR RECORDER'S USE ONLY

ORDER APPOINTING LIMITED RECEIVER

Property Address: 4034-4042 W PALMER / 2200 N KEYSTONE, Chicago, Illinois

Legal Description: LOT 23 (EXCEPT THE NORTH 17 FEET THEREOF) AND ALL OF LOT 24 IN BLOCK 50 IN KEENEY'S ADDITION TO PENNOCK, A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT #0733303140, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PIN #: 13-34-215-044-1001, 13-34-215-044-1002, 13-34-215-044-1003,
13-34-215-044-1004, 13-34-215-044-1005, 13-34-215-044-1006,
13-34-215-044-1007, 13-34-215-044-1008, 13-34-215-044-1009,
13-34-215-044-1010, 13-34-215-044-1011, 13-34-215-044-1012

AFTER RECORDING RETURN TO:

COMMUNITY INIATIVES, 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. Federal National Mortgage Association
et al.,
Defendant(s).

No: 10 MI 402586
Re: 4034-42 W. Palmer
Courtroom 1109, 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 defendants, 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 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 _____
- 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 _____
- 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 _____ and keep the same vacant, safe and secure until further order of court.

City of Chicago Petition for Judgment

ADDITIONALLY, THAT:

- All prior orders shall continue in full force and effect until further order of court _____ including the receivership.
- An alias summons shall issue to All unserved defendants
- The following shall be joined as defendant(s) with summons to issue: _____
- The following defendants are dismissed without prejudice, no fines, no costs: _____
- 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. _____ prove-up is continued to a later date. _____ for a total amount of \$ _____,00.
- City shall file first amended complaint instantly. All parties shall have 30 days to answer or otherwise plead.

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

IT IS FURTHER ORDERED THAT this cause be continued to _____ at _____ Courtroom 1109.

HEARING DATE: 1/10/2011
By: [Signature]
Assistant Corporation Counsel
Mara S. Georges, Corporation Counsel #90909
30 N. LaSalle, Room 700
Chicago, IL 60602, Tel (312) 744-8791

Judge William J. ...
JAN 9 2011
Circuit Court - 1704
Courtroom 1109

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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. Federal National Mortgage Association
et al., Defendant(s).

No: 10 MI 402586
Re: 4034-42 v. Palmer
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. / NHRG Initiatives, Inc. (circle one) is appointed Receiver of the subject property pursuant to City's Petition and 65 ILCS 5/11-31-2.1. 935 SLS 605/19.5
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~~ relocation assistance at 412W - 7th floor
 - 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: Keep clean & secure
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 2 / 28 / 2011 at 9:30 a.m. / p.m.,
Courtroom 1109 Richard J. Daley Center, 50 W. Washington St., Chicago, without further notice.

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

Judge P. Legg Courtroom 1109

White Digital Court Records