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Doc#: 1106731100 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/08/2011 03:41 PM Pg: 1 of 2

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

Property of Cook County Clerk's Office

ORDER APPOINTING A LIMITED RECEIVER

PIN: 19-11-413-058-0000

Property Address: 3409 West 53rd Street, Chicago, Illinois 60632

Legal: LOT 3 (EXCEPT THE EAST 17 FEET THEREOF) AND ALL OF LOT 4 IN BLOCK 1 IN H. A. HAINES' SUBDIVISION OF THE EAST ½ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This instrument was prepared by Brown, Udell, Pomerantz & Delrahim, 1332 N. Halsted Street, Ste. 100, Chicago, Illinois

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Chicago, Illinois 60642

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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.

Mercedes Trujillo et al., Defendant(s).

No: 07 M1 401354

Re: 3409 W. 53rd St.

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 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. CR Realty Advisors, LLC ~~CR Realty Advisors, LLC~~ 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 \$ 2,000.00
- 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:
Attorney Shorge K. Soto is appointed Counsel - CR Realty Advisors

Defendant Trujillo shall cooperate on interest inspection with the receiver within 7 days

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, 18, 11 at 9:30 a.m. / p.m. Courtroom 1107, Richard J. Daley Center, 50 W. Washington St., Chicago, without further notice.

HEARING DATE 12, 10, 10

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

Assoc. Judge ANN HOUSER

DEC 10 2010

Circuit Court - 227

Judge

Courtroom 107

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

Yellow Copy for City of Chicago Department of Law

White Original for Court Records