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Doc#: 1111013043 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/20/2011 02:27 PM Pg: 1 of 2

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF COOK        )

Property of Cook County Clerk's Office

## ORDER APPOINTING A LIMITED RECEIVER

Property Address: 11453 S LONGWOOD DRIVE, CHICAGO, IL 60643

PIN: 25-19-114-039-0000

THE NORTH 40 FEET OF LOTS 1, 2, 3, 4, 5 AND 6 IN THE SUBDIVISION OF LOTS 22, 23, 24, 25 AND THE SOUTH 12 FEET OF LOT 21 IN BLOCK 94 OF THE BLUE ISLAND LAND & BUILDING CO.'S SUBDIVISION OF WASHINGTON HEIGHTS, IN SECTION 19, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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

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Brown Udell, Pomerantz & Delrahim, Ltd.  
1332 N. Halsted, Ste. 100  
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. *Karen James*

et al., Defendant(s).

No: 10 M1 402487

Re: 11453 S. Langwood Dr

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 exist 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* ~~Chicago~~ *CR Realty* (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, 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:

Remove the rear addition to the building.

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 6/1/11 Judge Patrick T. Rogers Courtroom 1105, Richard J. Daley Center, 50 W. Washington St., Chicago, without further notice.

HEARING DATE: 3/15/11

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

Judge Rogers

Courtroom 1105

MAR 15 2011

Circuit Court-2007

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

Yellow Copy for City of Chicago Department of Law

White Original for Court Records