

# UNOFFICIAL COPY



## CONDOMINIUM

### IN THE CIRCUIT COURT OF COOK COUNTY MUNICIPAL DEPARTMENT – FIRST DISTRICT

Doc#: 1121718040 Fee: \$38.00  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 08/05/2011 12:19 PM Pg: 1 of 2

CITY OF CHICAGO,  
a municipal corporation

Plaintiff

v.

IVAN JUSTINIANO, et al.,

Defendants

) Case No.: 08M1402114

) Amount claimed: \$8,500.00 per day

) Address: 2648 W 62nd /6157-59 S. Washtenaw  
CHICAGO, IL

) Daley Center Courtroom 1109

### AGREED ORDER ALLOWING SALE OF DECONVERTED CONDOMINIUM PROPERTY at 2648 W. 62<sup>nd</sup>/6157-59 S. WASHTENAW PURSUANT TO THE ILLINOIS CONDOMINIUM ACT, SECTION 765 ILCS 605/14.5(D),

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

#### IT IS HEREBY ORDERED:

1. The authority of the Court-appointed receiver, Community Initiatives, Inc., with an address of 222 S Riverside Plaza, Suite 2200, Chicago, IL, 60606 ("Receiver"), is expanded to include the following:
  - a. The Receiver may hire an impartial real estate broker to list the deconverted condominium property, formerly known as the WASHTENAW CONDOMINIUM ASSOCIATION, legally described as follows, for sale on the Multiple Listing Service of Northern Illinois ("MLS") or another comparable listing service, on behalf of the current owners as set forth below:

UNIT	PIN	OWNER	% INTEREST IN COMMON ELEMENTS
6157-1	19-13-418-039-1001	COMMUNITY INITIATIVES, INC.	8.04
6157-2	19-13-418-039-1002	COMMUNITY INITIATIVES, INC.	8.00
6157-3	19-13-418-039-1003	GMAC MORTGAGE, LLC	8.00
6159-1	19-13-418-039-1004	COMMUNITY INITIATIVES, INC.	8.00
6159-2	19-13-418-039-1005	COMMUNITY INITIATIVES, INC.	8.00
6159-3	19-13-418-039-1006	COMMUNITY INITIATIVES, INC.	8.00
2652-1	19-13-418-039-1007	COMMUNITY INITIATIVES, INC.	5.01
2652-2	19-13-418-039-1008	CIRCLE B, LLC	5.01
2652-3	19-13-418-039-1009	COMMUNITY INITIATIVES, INC.	5.01
2654-1	19-13-418-039-1010	COMMUNITY INITIATIVES, INC.	5.06
2654-2	19-13-418-039-1011	HSBC BANK USA, NA	5.06
2654-3	19-13-418-039-1012	TREADING WATER, LLC	5.06
2648-1	19-13-418-039-1013	COMMUNITY INITIATIVES, INC.	7.25
2648-2	19-13-418-039-1014	ROSALINE SILVERD	7.25
2648-3	19-13-418-039-1015	COMMUNITY INITIATIVES, INC.	7.25
			<b>100.00 %</b>

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- b. The Receiver is authorized to establish the negotiable terms of the listing and sales contract, including but not limited to the following:
  - i. to set a limit on the commission the broker may earn from the sale;
  - ii. to specify in the listing that the sale of the property shall be "as is," with no prorations;
  - iii. to determine whether and what kind of financing shall be required, whether a financing contingency will be included in the sales contract, and what will be acceptable as proof of financing;
  - iv. to establish a minimum bid amount;
  - v. to require an earnest money deposit from every potential purchaser; and
  - vi. to take any other action in furtherance of the sale that a reasonable and prudent seller would take.
- c. The Receiver is authorized to enter into a sales contract, subject to the Court's approval.

Property of Cook County Clerk's Office

**IT IS FURTHER ORDERED THAT** this cause be continued to 10/24/2011 at 9:30 a.m. in courtroom 1109 for final Court approval of the sales contract, establishment of a segregated escrow account for proceeds of the sale, and for hearing on Receiver's costs, time, expenses and fees and for further hearing on the compliance of said orders without further notice.

HEARING DATE:

Associate Judge **William G. Pileggi**

AUG 01 2011

Judge **William Pileggi**

Courtroom 1109

Stephen R. Patton, Corporation Counsel #90909

**Circuit Court - 1764**

By: 

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