

**UNOFFICIAL COPY**



Doc#: 1124145008 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/29/2011 09:21 AM Pg: 1 of 3

THIS INSTRUMENT WAS PREPARED BY,  
AND SHOULD BE RETURNED TO:  
The City of Chicago Department of Law  
Building and License Enforcement Division  
30 N LaSalle, Suite 700  
Chicago, IL 60602

**AGREED ORDER ALLOWING SALE  
OF the DECONVERTED CONDOMINIUM PROPERTY at  
3351-3357 WEST OHIO STREET  
PURSUANT TO THE ILLINOIS CONDOMINIUM ACT,  
SECTION 765 ILCS 605/14.5(d)**

Property of Cook County Clerk's Office

*Duplicate Original*

**UNOFFICIAL COPY**  
**CONDOMINIUM**  
**IN THE CIRCUIT COURT OF COOK COUNTY**  
**MUNICIPAL DEPARTMENT – FIRST DISTRICT**

CITY OF CHICAGO, a municipal corporation  v.  3351-57 WEST OHIO CONDOMINIUM ASSOCIATION, et al.,	Plaintiff     Defendants	) Case No.      10 M1 400436 ) ) Amount claimed: ) <b>\$15,500.00 per day Count I</b> ) <b>\$5,000.00 per day Count III</b> ) ) Address: <b>3351-57 W OHIO STREET</b> ) <b>CHICAGO IL 60624</b> ) ) Courtroom 1109 ) Richard J. Daley Center
--	---	--

**AGREED ORDER ALLOWING SALE OF DECONVERTED CONDOMINIUM PROPERTY**  
**at 3351-3357 WEST OHIO STREET 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 3351-3357 WEST OHIO 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
3351-1E	16-11-220-016-1001	LEOPOLDO CERAMI	6.44
3351-2E	16-11-220-016-1002	FEDERAL NATIONAL MORTGAGE ASSOC.	6.44
3351-3E	16-11-220-016-1003	LEOPOLDO CERAMI	6.44
3351-1W	16-11-220-016-1004	JPMORGAN CHASE BANK, N.A.	6.44
3351-2W	16-11-220-016-1005	KELLY BERBAUM	6.45
3351-3W	16-11-220-016-1006	KELLY BERBAUM	6.45
3357-1E	16-11-220-016-1007	FEDERAL HOME LOAN MORTGAGE CORP.	6.45
3357-2E	16-11-220-016-1008	FEDERAL NATIONAL MORTGAGE ASSOC.	6.45
3357-3E	16-11-220-016-1009	FEDERAL NATIONAL MORTGAGE ASSOC.	6.45
3357-1W	16-11-220-016-1010	KELLY BERBAUM	7.00
3357-2W	16-11-220-016-1011	US REO FUND V LLC	7.00
3357-3W	16-11-220-016-1012	FEDERAL HOME LOAN MORTGAGE CORP.	7.00
3357-1S	16-11-220-016-1013	WILLIAM BERBAUM	7.00
3357-2S	16-11-220-016-1014	COMMUNITY INITIATIVES INC.	7.00

*Duplicate Original*

**UNOFFICIAL COPY**

3357-3S	16-11-220-016-1015	COMMUNITY INITIATIVES INC.	7.00
			<b>100.00 %</b>

- 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.

**IT IS FURTHER ORDERED THAT** this cause be continued to 11/14/2011 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: **August 15, 2011**

AUG 15 2011

~~Associate Judge~~ William G. Pileggi

Judge William Pileggi Courtroom 1109

Stephen R. Patton, Corporation Counsel

By: [Signature]  
 Greg Janes  
 Assistant Corporation Counsel  
 30 N. LaSalle St., Room 700  
 Chicago, IL 60602  
 312-742-0342

[Signature]

Duplicate Original