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Doc#: 1126229036 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 09/19/2011 11:50 AM Pg: 1 of 4

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

**ORDER DECLARING REMOVAL AND DECONVERSION
PURSUANT TO THE ILLINOIS CONDOMINIUM ACT,
SECTION 765 ILCS 605/14.5,
OF THE 1400 EAST 67TH PLACE CONDOMINIUM
at 1400-02 EAST 67TH PLACE / 6715-17 SOUTH DORCHESTER.**

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION:

LOTS 24 AND 25 IN BLOCK 4 IN BASS' SUBDIVISION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

5. Each of the current owners is the owner in fee simple of the unit(s) set forth below, and each unit is assigned the percentage interest in the common elements as follows:

UNIT	PIN	OWNER	% INTEREST IN COMMON ELEMENTS
1N	20-23-402-022-1001	CHAD HOUSE	7.6
1W	20-23-402-022-1002	COMMUNITY INITIATIVES INC.	7.6
1E	20-23-402-022-1003	NATALIE COLEMAN	8.7
1S	20-23-402-022-1004	COMMUNITY INITIATIVES INC.	8.7
2W	20-23-402-022-1005	FEDERAL NATIONAL MORTGAGE ASSOCIATION	8.7
2S	20-23-402-022-1006	PROTIUM REO I, LP	8.7
2E	20-23-402-022-1007	Chicago Title Land Trust as trustee ANDY SCHCOLNIK as beneficiary	7.6
2N	20-23-402-022-1008	CHAD HOUSE	8.7
3W	20-23-402-022-1009	ANDY SCHCOLNIK	8.7
3N	20-23-402-022-1010	NATALIE COLEMAN	8.7
3S	20-23-402-022-1011	JPMORGAN CHASE BANK	8.7
3E	20-23-402-022-1012	GERAR INC.	7.6
			<u>100.00 %</u>

6. Pursuant to 765 ILCS 605/14.5(c)(2), this Court hereby makes the following Declaration:
- a. That the property at 1400-02 EAST 67TH PLACE / 6715-17 SOUTH DORCHESTER is no longer a condominium, effective immediately;
 - b. That 1400-02 EAST 67TH PLACE / 6715-17 SOUTH DORCHESTER is deemed to be owned in common by each of the unit owners, as indicated above;
 - c. That the undivided interest in the properties which shall appertain to each unit owner shall be the percentage of undivided interest previously owned by the owner in the common elements, as listed in the declaration of condominium and indicated above;
 - d. That any liens affecting any unit shall be deemed to be attached to the undivided interest of the unit owner in the property.
7. The power and authority of the Receiver, Community Initiatives, Inc. ("CII, Inc." or "the Receiver") located at 222 S Riverside Plaza, Suite 2200, Chicago, IL, 60606, phone number 312-258-8155, is hereby expanded to include the following pursuant to 765 ILCS 604/14.5(e):
- a. To have full power and authority to operate, manage and conserve the property;
 - b. To delegate managerial functions to a person in the business of managing real estate of the kind involved who is financially responsible and prudently selected;
 - c. To secure, clean, board and enclose, and keep secure, clean, boarded and enclosed, the property or any portion of the property;

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- d. To secure tenants and execute leases for the property, the duration and terms of which are reasonable and customary for the type of use involved, and the leases shall have the same priority as if made by the owner of the property;
- e. To collect the rents, issues, and profits, including assessments which have been or may be levied;
- f. To insure the property against loss by fire or other casualty;
- g. To employ counsel, custodians, janitors, and other help;
- h. To pay taxes which may have been or may be levied against the property;
- i. To maintain or disconnect, as appropriate, any essential utility to the property;
- j. To make repairs and improvements necessary to comply with building, housing, and other similar codes;
- k. To hold receipts as reserves as reasonably required for the foregoing purposes; and
- l. To appeal tax assessments for affected condominium units in front of the Cook County Assessor, the Cook County Board of Review, and the Illinois Property Tax Appeal Board.
- m. To exercise the other powers as are granted to the receiver by the appointing court.

8. The Receiver, CII, Inc., has further authority to record a copy of this Declaration in the office of the Cook County Recorder of Deeds against both the individual units and owners and the general property.

9. The Receiver, CII, Inc., has further authority to forward this Declaration to Cook County Assessor's Office.

10. The City's oral motion to set this matter for a hearing to authorize the Receiver CII, Inc. to market and sell the deconverted condominium property pursuant to 765 ILCS 605/14.5(d) is entered and continued for hearing on the next court date. All parties are granted 28 days to object or otherwise respond to the City's motion to allow the sale of the deconverted property.

IT IS FURTHER ORDERED THAT this cause is continued to 1/23/2012 at 9:30 a.m. in courtroom **1109**, Daley Center, without further notice.

HEARING DATE: 9/12/2011

Associate Judge ~~William~~ G. Pileggi

SEP 12 2011
Judge

1109

By: [Signature]
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Circuit Court - 1109

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