

# UNOFFICIAL COPY

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
MUNICIPAL DEPARTMENT-FIRST DISTRICT

THE CITY OF CHICAGO, a municipal corporation,  
Plaintiff,

v. Siddiqi

et al., Defendant(s).

No: 09 Mi 400617

Re: 2140.42 W. Devon

Courtroom 1105, Richard J. Daley Center

## ORDER APPOINTING A LIMITED GENERAL RECEIVER (circle one) AND AUTHORIZING ACTION BY THE RECEIVER

This cause coming before the court to be heard on Plaintiff City of Chicago ("City")'s 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 this 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 Petition for Appointment of a Receiver is granted. CII ("Receiver") is appointed as Limited Receiver / General Receiver of the subject property pursuant to City's Petition and 65 ILCS 5/11-31-2.
  2. Receiver is authorized to enter into possession of the Premises and immediately perform the following duties:
    - Prepare a feasibility study regarding the care, management, and repair of Premises, costs not to exceed \$ 2500.00
    - 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, hard costs not to exceed \$ \_\_\_\_\_ .00 (plus reasonable receiver's fees and costs)
    - Abate any dangerous and hazardous conditions at Premises, including:
      - \_\_\_\_\_
      - \_\_\_\_\_
      - \_\_\_\_\_
  3. Receiver is authorized to retain counsel.
  4. Receiver is authorized to employ agents to assist in the performance of its receivership duties.
  5. 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 its duties.
  6. Upon appointment of Receiver, the owner(s) and/or owner's agent(s) shall: provide Receiver with access to all areas of the Premises 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 its duties, including rent rolls and access to financial accounts, within seven days.
  7. 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.
  8. Receiver is authorized to issue receiver's certificates for the costs and expenses of the receivership.
- Receiver shall file its report on or before 1/3/2012. All parties to reply by 1/17/2012



Doc#: 1202516047 Fee: \$42.00  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 01/25/2012 12:06 PM Pg: 1 of 3

IT IS FURTHER ORDERED THAT this cause be continued to 1/19/2012 at 11:00 (a.m.) p.m.,  
Courtroom 1105, Richard J. Daley Center, 50 W. Washington St., Chicago, without further notice.

HEARING DATE: 12/1/2011

By: [Signature]  
Attorney for Plaintiff  
Corporation Counsel #90909  
30 N. LaSalle, Room 700  
Chicago, IL 60602 (312) 744-8791

Judge Daniel S. Malone  
DEC 21 2011  
Circuit Court - 2012  
Judge Malone Courtroom 1105

Pink Copy for Defendant(s) (photocopy if required)  
Yellow Copy for City of Chicago Department of Law  
White Original for Court Records

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## LEGAL DESCRIPTION AND PIN FOR RECEIVER'S ORDER

Property Address: 2140-42 W. DEVON AVENUE, CHICAGO, IL 60659

### LEGAL DESCRIPTION:

PARCEL 1: UNITS 2140-2E, 2140-2W, 2140-3E, 2140-3W, 2140-4E, 2140-4W, 2140-5E AND 2140-5W IN DEVON COMMONS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 11 AND 12 IN BLOCK 4 IN DEVON WESTERN ADDITION TO ROGERS PARK SUBDIVISION OF LOTS 1 TO 24, INCLUSIVE, IN FABERS SUBDIVISION OF THE SOUTH 6 CHAINS OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS: WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0617110067 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. AL IN COOK COUNTY ILLINOIS.

PARCEL 2: COMMERCIAL SPACE EAST (LOT 11): THAT PART OF LOT 11 IN BLOCK 4 IN DEVON-WESTERN ADDITION TO ROGERS PARK BEING A RESUBDIVISION OF LOTS 1 TO 24 INCLUSIVE IN MARGARET FABERS SUBDIVISION OF THE SOUTH 6 CHAINS OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 11; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 11, A DISTANCE OF 2.49 FEET; THENCE NORTH AND PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 1.10 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHEAST CORNER OF THE INTERIOR WALL OF COMMERCIAL SPACE LYING AT AND ABOVE A HORIZONTAL PLANE OF ELEVATION + 25.98 (CHICAGO DATUM) AND LYING AT AND BELOW A HORIZONTAL PLANE OF ELEVATION + 35.88 (CHICAGO DATUM); THENCE WEST 19.22 FEET; THENCE NORTH 4.17 FEET; THENCE EAST 5.27 FEET; THENCE NORTH 1.18 FEET; THENCE WEST 4.00 FEET; THENCE NORTH 21.50 FEET; THENCE WEST 0.36 FEET; THENCE NORTH 6.85 FEET; THENCE EAST 0.37 FEET; THENCE NORTH 11.48 FEET; THENCE EAST 0.35 FEET; THENCE NORTH 5.54 FEET; THENCE EAST 4.50 FEET; THENCE SOUTH 0.10 FEET; THENCE EAST 8.95 FEET; THENCE SOUTH 5.20 FEET; THENCE EAST 4.28 FEET; THENCE SOUTH 13.60 FEET; THENCE WEST 0.80 FEET; THENCE SOUTH 1.30 FEET; THENCE EAST 0.80 FEET; THENCE SOUTH 24.21 FEET; THENCE WEST 0.20 FEET; THENCE SOUTH 6.33 FEET TO THE POINT OF THE BEGINNING (ALL CALLS ARE DESCRIBED ALONG THE FINISHED INTERIOR WALLS).

PARCEL 3: COMMERCIAL SPACE WEST (LOT 12): THAT PART OF LOT 12 IN BLOCK 4 IN DEVON-WESTERN ADDITION TO ROGERS PARK BEING A RESUBDIVISION OF LOTS 1 TO 24 INCLUSIVE IN MARGARET FABERS SUBDIVISION OF THE SOUTH 6 CHAINS OF THE SOUTHWEST  $\frac{1}{4}$ , OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 12; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 12, A DISTANCE OF 2.52 FEET; THENCE

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NORTH AND PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 1.10 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF THE INTERIOR WALL OF COMMERCIAL SPACE LYING AT AND ABOVE A HORIZONTAL PLANE OF ELEVATION + 25.43 (CHICAGO DATUM) AND LYING AT AND BELOW A HORIZONTAL PLANE OF ELEVATION + 35.30 (CHICAGO DATUM); THENCE NORTH 6.45 FEET; THENCE WEST 0.2 FEET; THENCE NORTH 24.32 FEET; THENCE EAST 1.17 FEET; THENCE NORTH 1.32 FEET; THENCE WEST 1.17 FEET; THENCE NORTH 13.34 FEET; THENCE EAST 3.46 FEET; THENCE SOUTH 1.9 FEET; THENCE EAST 8.96 FEET; THENCE NORTH 6.31 FEET; THENCE EAST 5.60 FEET; THENCE SOUTH 12.86 FEET; THENCE EAST 8.56 FEET; THENCE SOUTH 3.85 FEET; THENCE WEST 8.56 FEET; THENCE SOUTH 15.65 FEET; THENCE WEST 0.30 FEET; THENCE SOUTH 0.10 FEET; THENCE EAST 0.30 FEET; THENCE SOUTH 12.03 FEET; THENCE WEST 3.86 FEET; THENCE SOUTH 1.18 FEET; THENCE EAST 5.25 FEET; THENCE SOUTH 4.16; THENCE WEST 19.25 FEET TO THE POINT OF THE BEGINNING (ALL CALLS ARE DESCRIBED ALONG THE FINISHED INTERIOR WALLS).

PIN #: 11-31-316-048-0000  
11-31-316-049-0000  
11-31-316-054-1001  
11-31-316-054-1002  
11-31-316-054-1003  
11-31-316-054-1004  
11-31-316-054-1005  
11-31-316-054-1006  
11-31-316-054-1007  
11-31-316-054-1008

**AFTER RECORDING RETURN TO:**

COMMUNITY INIATIVES, INC.  
ATTN: ANGELA MAURELLO  
222 SOUTH RIVERSIDE PLAZA, SUITE 2200  
CHICAGO, ILLINOIS 60606 -- (312) 258-0070