

UNOFFICIAL COPY



Doc#: 1205231123 Fee: \$40.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 02/21/2012 04:47 PM Pg: 1 of 2

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

ORDER APPOINTING TEMPORARY LIMITED RECEIVER

THE SOUTH 25 FEET OF THE NORTH 50 FEET (EXCEPT THE EAST 10 FEET THEREOF) OF LOT 21 IN SUBDIVISION OF OUTLOT "C" IN WRIGHTWOOD, A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 2413 N. Orchard Street, Chicago, Illinois

Permanent Index No.: 14-28-315-027-0000

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

Mail to:
Peter N. Isaac
Brown Udell, Pomerantz & Delrahim, Ltd.
1332 N. Halsted, Ste. 100
Chicago, Illinois 60642

UNOFFICIAL COPY

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

THE CITY OF CHICAGO, a municipal corporation,
Plaintiff,

No: 10-M1 402481

Re: 2413 N. OGDARD

JCB 87th Street, LLC et al., Defendant(s).

Courtroom 11 11, 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 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 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. C.R. REALTY, LLC ~~City, Inc. / INHSRC Initiatives, Inc.~~ (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:
 - _____
 - _____
 - _____
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 4 / 3 / 12 at 9:30 (m) p.m., Courtroom 11 11, Richard J. Daley Center, 50 W. Washington St., Chicago, without further notice.

HEARING DATE: 2 / 14 / 12

By: Maggie R. Georges
Assistant Corporation Counsel
Mara S. Georges, Corporation Counsel #90909
30 N. LaSalle, Room 700
Chicago, IL 60602 (312) 744-8791

Judge James M. McGing
FEB 14 2012
Circuit Court 1926 Courtroom 11

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

Yellow Copy for City of Chicago Department of Law

White Original for Court Records