



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

4208
4215
4519

THE CITY OF CHICAGO, a municipal corporation,
Plaintiff,

No: 12 MI 420197
Re: 1546 W. 21st / 2023 S. Ashland
Courtroom 11 03, Richard J. Daley Center

B.A.R. Realty, LLC
et al., Defendant(s).

**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. CR Realty Advisors, LLC ("Receiver") is appointed 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 \$ _____ 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:
 - ① Maintain Canopy until further order of court;
 - ② obtain bids for repairs to facade;
 - ③ obtain structural engineer's report within 30 days
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

Doc#: 1228316183 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/09/2012 04:51 PM Pg: 1 of 2

IT IS FURTHER ORDERED THAT this cause be continued to 1 17 2013 at 11:00 (am) p.m. in Courtroom 11 03, Richard J. Daley Center, 50 W. Washington St., Chicago, without further notice.

HEARING DATE 9 27 12

By: *[Signature]*
Attorney for Plaintiff
Corporation Counsel
30 N. LaSalle, Room 200
Chicago, IL 60602 (312) 724-5791

Associate Judge Joseph M. Scorza

SEP 27 2012
Circuit Court - 1914
2/3

[Signature]

Judge Scorza Courtroom 11 03

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

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ATTACHMENT A LEGAL DESCRIPTION

PARCEL 1: THE SOUTH 29 FEET 7 ½ INCHES OF LOT 10 IN LARNED AND WALKER'S SUBDIVISION OF BLOCK 12 IN JOHNSTON AND LEE'S SUBDIVISION OF THE SOUTHWEST ¼ OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 11 IN THE SUBDIVISION OF BLOCK 12 IN JOHNSTON AND LEE'S SUBDIVISION OF THE SOUTHWEST ¼ OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 2023 S. ASHLAND, CHICAGO, ILLINOIS 60608
PARCEL NUMBERS: 17-20-318-008-0000
17-20-318-017-0000

Property of Cook County Clerk's Office