### DUNDER COPY

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



Doc#: 1231422060 Fee: \$44.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds

Date: 11/09/2012 10:58 AM Pg: 1 of 4

AGREED ORDER ALLOWING SALE
OF THE 6401-03 S. ST. LAWRENCE CONDOMINIUM at
6401-03 S. ST. LAWRENCE AVE.
PURSUANT TO THE ILLINOIS CONDOMINIUM ACT,
SECTION 765 ILCS 605/14.5(d)

FOX 33H

Page 1 of 3

16:30.

1231422060 Page: 2 of 4

### **UNOFFICIAL COPY**

CONDOMINIUM IN THE CIRCUIT COURT OF COOK COUNTY MUNICIPAL DEPARTMENT – FIRST DISTRICT			
CITY OF CHICAGO a municipal corporation	)		
PLAINTIFF,	) Case No. 11 M1 400489		
VS.	) Amount claimed:		
	) Count I - \$7,500.00 per day		
6401-03 S. ST. LAWRENCE CONDOMINIUM, et al. DEFENDANT.	) Address: 6401-03 S. ST. LAWRENCE AVE. CHICAGO IL		
	) Courtroom 1109		
0	) Richard J. Daley Center )		

# AGREED ORDER ALLOWING SALE OF DECONVERTED CONDOMINIUM PROPERTIES AT 6401-03 S. ST. LAWRENCE AVE 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"), it 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 6401-03 S. ST. LAWRENCE AVE CONDOMINIUMS, 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:

#### **LEGAL DESCRIPTION:**

UNITS 6401-1N, 6403-1S, 6401-2N, 6403-2S, 6401-3N, AND 6403-3S TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 6401-03 SOUTH ST. LAWRENCE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0518819000, IN THE EAST ½ OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 6401-03 S. ST. LAWRENCE AVE , CHICAGO, IL .

i	Unit	PIN	Owner	% INTEREST IN
	<u> </u>	Owner	COMMON ELEMENTS	

0.03.38	20-22-212-000	ASSOCIATION	16.6%
6403-38 20-22-212-041-1006	20-22-212-047-1006	FEDERAL NATIONAL MORTGAGE	16.604
6401-3N	26-22-212-047-1005	HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF 8/1/06, FREMONT HOME LOAN TRUST, 2006-B	16.6%
6403-2S	20-22-212-047-1004	STONECREST INCOME AND OPPORTUNITY FUND I, LLC	16.6%
6401-2N	20-22-212-047-1003	UKAY A. MCGEE	16.6%
6403-1S	20-22-212-047-1002	TIFFANY ELKINS	16.8%
6401-1N	20-22-212-047-1001	DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF ARGENT SECURITIES INC., ASSET-BACKED PASS THROUGH CERTIFICATES, SERIES 2005-W3	16.8%

- 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.

Deggi SEP 20 2011 Courtroom 1109

Circuit Court - 1764

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	01/09/2012 at	<b>9:30</b> a.m.
in courtroom 1109 for final Court approval of the sales contract, or proceeds of the sale, and for hearing on Receiver's costs, time, expression of the sale, and for hearing on Receiver's costs, time, expression of the sales contract, and the sales contract contra	establishment of a segrega.	ed escrow account for
compliance of said orders without further notice.	1 2220 3220 2021	Control meaning on the

HEARING DATE: September 19, 2011

Stephen R Patton Counsel #90909

By: \_\_\_\_\_\_\_ Greg Janes

Assistant Corporation Counsel 30 N. LaSalle St., Room 700

Chicago, IL 60602 312-742-0342

Duplicate Original

Page 3 of 3

1231422060 Page: 4 of 4

### **UNOFFICIAL COPY**

## CONDOMINIUM IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS MUNICIPAL DEPARTMENT – FIRST DISTRICT

MONETAL DEFARIMENT - FIRST DISTRICT	
CITY OF CHICAGO, a municipal corporation, Plaintiff	No: <u>11 M1400489</u>
CHOI-03 5. St. Lawrence Condo	Re:6401 S. St. Lawrence
et al., Defendants	Daley Center, Courtroom 1109
ORI	
THIS CAUSE COMING to be heard on the set call, the heard evidence and testimony:	Court being fully advised in the premises and having
IT IS HEREBY ORDERED THAT:	
1. The Receiver's, Community Initiatives, Inc. (**CI Contract is granted.	II" or "the Receiver"), Motion for Approval of Sale
2. The Receiver is granted authority to enter into the for the purchase price of \$75,000	e sale contract with M3 Investments Inc.,
3. It is further ordered that the Receiver is authorize complete the sale of the property, including but n	1.0
4. The Receiver is discharged upon the completion of	
5. It is further ordered that the property shall be sold	I free and clear of all liens.
IT IS FURTHER ORDERED THAT this cause be conting courtroom 1109, Daley Center, without further notice.	nued to 9/17/12 Associate Judge William G. Pileggi at 9:30 a.m. in
HEARING DATE: 8/13//2	- AUG 1 3 2012
By: Assistant Corporation Counsel Stephen R. Patton, Corporation Counsel #90909	Circuit Court – 1764 ge William Pileggi 1109

30 N. LaSalle, Room 700

Chicago, IL 60602 (312) 744-8791