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*CTI-WA 737035 BLVD W-7*



Doc#: 1234222026 Fee: \$44.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/07/2012 09:28 AM Pg: 1 of 4

Property of Cook County Clerk's Office

**AGREED ORDER ALLOWING SALE  
OF THE 6445 S. ST. LAWRENCE CONDOMINIUMS  
at 6103-6107 NORTH CLAREMONT AVE  
PURSUANT TO THE ILLINOIS CONDOMINIUM ACT,  
SECTION 765 ILCS 605/14.5(d)**

*PAID 12/14*

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

CITY OF CHICAGO, a municipal  
corporation,

Plaintiff,

vs.

The 6103 N Claremont Condominium  
Association, et al.

Defendant(s).

Case No. 09 M1 400717

Property Address: 6103-07 N Claremont

Amount Claimed: \$2,000.00 per day

Courtroom: 1109  
Richard J. Daley Center

**AGREED ORDER ALLOWING SALE OF DECONVERTED CONDOMINIUM PROPERTIES  
AT 6103-6107 NORTH CLAREMONT 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"), is 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 THE 6103 NORTH CLAREMONT 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:**

UNDERLYING PIN: 14-06-113-014-0000

LOT 22 (EXCEPT THE SOUTH 3.28 FEET THEREOF) AND THE SOUTH 1/2 OF LOT 23 IN BLOCK 1 IN W.F. KAISER AND COMPANY'S 5TH ADDITION TO ARCADIA TERRACE, A SUBDIVISION OF THE EAST OF 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

Commonly known as 6103-6107 NORTH CLAREMONT AVE, CHICAGO, IL.

UNIT	PIN	OWNER	% INTEREST IN COMMON ELEMENTS
6103-1A	14-06-113-041-1001	MDF PROPERTY MANAGEMENT, LLC, SERIES 6103 N CLAREMONT 1A	12.720
6103-2A	14-06-113-041-1002	FEDERAL HOME LOAN MORTGAGE CORPORATION	9.815
6103-3A	14-06-113-041-1003	COMMUNITY INITIATIVES INC.	10.079

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6105-1B	14-06-113-041-1004	STEFAN HOLDINGS, LLC	9.639
6105-2B	14-06-113-041-1005	MARIUS GUDEA	9.815
6105-3B	14-06-113-041-1006	COMMUNITY INITIATIVES INC.	10.079
6107-C	14-06-113-041-1007	STEFAN HOLDINGS, LLC	8.320
6107-1C	14-06-113-041-1008	COMMUNITY INITIATIVES INC.	9.6.39
6107-2C	14-06-113-041-1009	MDF PROPERTY MANAGEMENT, LLC, SERIES 6103 N CLAREMONT 1A	9.815
6107-3C	14-06-113-041-1010	COMMUNITY INITIATIVES INC.	10.079
			<b>100.00 %</b>

- b. The Receiver is authorized to establish the negotiable terms of the listing and sales contract, including but not limited to the following:
- to set a limit on the commission the broker may earn from the sale;
  - to specify in the listing that the sale of the property shall be "as is," with no prorations;
  - 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;
  - to establish a minimum bid amount;
  - to require an earnest money deposit from every potential purchaser; and
  - to take any other action in furtherance of the sale that a reasonable and prudent seller would take.
- 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 5/7/12 at 9:30 a.m. in courtroom 1109 for final Court approval of the sales contract, establishment of a segregated escrow account for proceeds of the sale, and for hearing on Receiver's costs, time, expenses and fees and for further hearing on the compliance of said orders without further notice.

HEARING DATE: 1/30/12

Stephen R. Patton, Corporation Counsel #90909

By: [Signature]  
 Greg Jones  
 Assistant Corporation Counsel  
 30 N. LaSalle St., Room 700  
 Chicago, IL 60602  
 312-742-0342

Judge William Pileggi

Courtroom 1109

[Signature]  
 Rogers

Circuit Court-2007

30 2012

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## CONDOMINIUM

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

CITY OF CHICAGO, a municipal corporation,  
Plaintiff

v.

6103 N. Claremont

et al.,  
Defendants

No: 09 MI 400717

Re: 6103 N. Claremont

Daley Center, Courtroom 1109

#### ORDER


THIS CAUSE COMING to be heard on the set call, the Court being fully advised in the premises and having heard evidence and testimony:

IT IS HEREBY ORDERED THAT:

1. The Receiver's, Community Initiatives, Inc. ("CII" or "the Receiver"), Motion for Approval of Sale Contract is granted.
2. The Receiver is granted authority to enter into the sale contract with John Argianas or its nominee for the purchase price of \$ 440,000.00
3. It is further ordered that the Receiver is authorized to execute any and all documents necessary to complete the sale of the property, including but not limited to a Receiver's deed.
4. The Receiver is discharged upon the completion of the sale to John Argianas or its nominee.
5. It is further ordered that the property shall be sold free and clear of all liens.

IT IS FURTHER ORDERED THAT this cause be continued to 12/3/12 at 9:30 a.m. in courtroom 1109, Daley Center, without further notice.

HEARING DATE: 8/27/12

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

Judge William Pileggi

Patrick Rogers

**Judge Patrick T Rogers**  
AUG 27 2012  
1109  
Circuit Court-2007

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