

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

#329

THE CITY OF CHICAGO, a municipal corporation,  
Plaintiff,  
  
v. A2 ...  
et al., Defendant(s).

No: 09 M1 400312  
Re: 3875-30 W. Adams  
Courtroom 1109, 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. CIT ("Receiver") is appointed as Limited Receiver / General Receiver of the subject property pursuant to City's Petition and 65 ILCS 5/11-31-2.
- 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:
    - Install smoke detectors and CO2 detectors
    - Secure apartment 301
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#: 1309216027 Fee: \$64.00  
RMS Fee: \$10.00 Affidavit Fee:  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/02/2013 12:35 PM Pg: 1 of 3

IT IS FURTHER ORDERED THAT this cause be continued to 6/24/13 at 9:30 a.m./p.m., Courtroom 1109, Richard J. Daley Center, 50 W. Washington St., Chicago, without further notice.

HEARING DATE: 3/11/13

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

Associate Judge William G. Pileggi

MAR 11 2013

Circuit Court - 1764

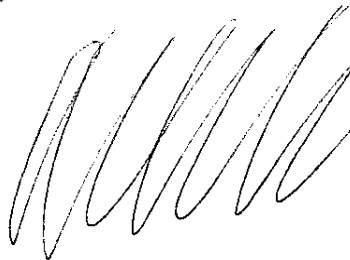
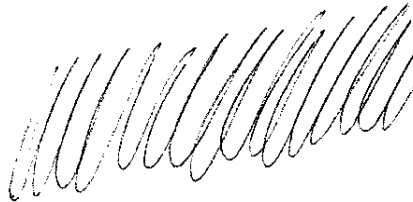
Judge Courtroom 1109

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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Property of Cook County Clerk's Office

I hereby certify that the document to which this  
certification is attached is a true copy.

Date \_\_\_\_\_

Clerk \_\_\_\_\_

MAR 5 2013



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## LEGAL DESCRIPTION AND PIN FOR RECEIVER'S ORDER

Property Address: 3828-30 W. ADAMS STREET, CHICAGO, ILLINOIS 60624

### Legal Description:

UNITS 1E, 2E, 3E, 1W, 2W AND 3W IN ADAMS CONDOMINIUM, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DEFINED AND DELINEATED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0621234077, IN THE NORTHWEST ¼ OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

UNDERLYING PINS: 16-14-105-023-0000 AND 16-14-105-024-0000,

16-14-105-033-1001 (UNIT 1E), 16-14-105-033-1002 (UNIT 2E),

16-14-105-033-1003 (UNIT 3E), 16-14-105-033-1004 (UNIT 1W),

16-14-105-033-1005 (UNIT 2W), 16-14-105-033-1006 (UNIT 3W)

### AFTER RECORDING RETURN TO:

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