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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/25/2013 10:29 AM Pg: 1 of 5

**ORDER DECLARING REMOVAL AND DECONVERSION
PURSUANT TO THE ILLINOIS CONDOMINIUM ACT,
SECTION 765 ILCS 605/14.5,
OF THE 4725 S. MICHIGAN CONDOMINIUMS
at 4725 S. MICHIGAN.**

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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.

4725 S. MICHIGAN, LLC, et al.,
Defendants

) Case No.: 11M1401571

) Amount claimed: \$6,000.00 per day

) Address: 4725 S. MICHIGAN
CHICAGO, IL 60615

) Daley Center Courtroom 1109

**ORDER DECLARING REMOVAL AND DECONVERSION PURSUANT TO THE ILLINOIS
CONDOMINIUM ACT, SECTION 765 ILCS 605/14.5,
OF THE 4725 S. MICHIGAN CONDOMINIUMS at 4725 S. MICHIGAN**

This cause coming 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:

1. This Court hereby makes the following findings of fact as of September 26, 2011:
 - a. The subject property has serious violations of the City of Chicago Municipal Code
 - b. Nineteen of twenty-eight units, or 67% of the units are delinquent on either 2010 or 2009 taxes.
 - c. Moreover, approximately 35% of the units are in foreclosure or have had a judgment of foreclosure entered against them in the last eighteen months and over 60% have had a judgment of foreclosure entered against them within the past twenty-four months.
2. Based on the above-stated findings of fact, this Court finds that the property at 4725 S. MICHIGAN is a distressed condominium property pursuant to 765 ILCS 605/14.5(a)(1).
3. This Court further finds that the property at 4725 S. MICHIGAN is not viable as a condominium pursuant to 765 ILCS 605/14.5(c)(2).
4. The current unit owners are the fee title owners of the individual condominium units in The 220 N. Keystone Condominium Association ("Association"), the Association and condominium units being established by virtue of a DECLARATION OF OWNERSHIP PURSUANT TO THE ILLINOIS CONDOMINIUM PROPERTY ACT, recorded on December 7, 2006, in the Office of the Recorder of Deeds, of Cook County, Illinois, as Document 00634118073, and legally described as follows ("Property"):

UNDERLYING PIN: 20-10-102-026-000

UNIT PINS: 20-10-102-029-1001 through 20-10-102-029-1055

LEGAL DESCRIPTION:

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Units GA, 1A,2A,3A, 4A, GB,1B,2B,3B,4B,GC,1C,2C,3C,4C,GD,1D,2D,3D,4D, 1E,2E,3E,4E,1F,2F,3F,4F AND ANY AND ALL EXCLUSIVE RIGHTS TO THE LIMITED COMMON ELEMENT PARKING SPACES AS DELINEATED IN THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT O634118073 ALL IN 4725 S MICHIGAN CONDOMINIUM ASSOCIATION, INC. AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTH 32.5 FEET OF LOT 20, ALL OF LOT 19, AND THE NORTH 2.5 FEET OF LOT 18 IN BLOCK 1 (EXCEPT THE WEST 17 FEET OF LOTS 18, 19 AND 20 TAKEN FOR WIDENING OF MICHIGAN AVENUE) IN ANNA PRICE'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT O634118073 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

5. Each of the current owners is the owner in fee simple of the unit(s) set forth below, and each unit is assigned the percentage interest in the common elements as follows:

UNIT	PIN	OWNER	% INTEREST IN COMMON ELEMENTS
GA	20-10-102-026-0000	PARTNERS FOR	3.8364635
	20-10-102-029-1001	NEIGHBORHOOD GROUP, INC	
1A	20-10-102-029-1001	PARTNERS IN CHARITY, INC.	3.8937242
	20-10-102-029-1029		
2A	20-10-102-029-1002	FEDERAL NATIONAL	3.9509848
	20-10-102-029-1030	MORTGAGE ASSOCIATION	
3A	20-10-102-029-1003	RONALD ALLEN	4.0082455
	20-10-102-029-1031		
4A	20-10-102-029-1004	FEDERAL NATIONAL	4.0998625
	20-10-102-029-1032	MORTGAGE ASSOCIATION	
GB	20-10-102-026-0000	LINDSEY C. HAAKE	3.2524049
	20-10-102-029-1005		
	20-10-102-029-1010		
	20-10-102-029-1033		
1B	20-10-102-029-1006	KRISTEN DAUGHERTY	3.3898305
	20-10-102-029-1034		
2B	20-10-102-029-1007	PARTNERS IN CHARITY, INC.	3.4699954
	20-10-102-029-1035		
3B	20-10-102-029-1008	PARTNERS IN CHARITY, INC.	3.5501603
	20-10-102-029-1036		
4B	20-10-102-029-1009	FEDERAL NATIONAL	3.6303252
	20-10-102-029-1037	MORTGAGE ASSOCIATION	
GC	20-10-102-026-0000	PARTNERS FOR	3.2753092
	20-10-102-029-1010	NEIGHBORHOOD GROUP, INC	
	20-10-102-029-1038		
1C	20-10-102-029-1011	PARTNERS IN CHARITY, INC.	3.435639

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	20-10-102-029-1039		
2C	20-10-102-029-1012	PARTNERS IN CHARITY, INC.	3.5043518
	20-10-102-029-1040		
3C	20-10-102-029-1013	PARTNERS FOR	3.5959688
	20-10-102-029-1041	NEIGHBORHOOD GROUP, INC	
4C	20-10-102-029-1014	PARTNERS FOR	3.6417773
	20-10-102-029-1042	NEIGHBORHOOD GROUP, INC	
GD	20-10-102-029-1013	JOHN WELCH	3.8364635
	20-10-102-029-1015		
	20-10-102-029-1043		
1D	20-10-102-029-1016	PARTNERS FOR	3.8937242
	20-10-102-029-1044	NEIGHBORHOOD GROUP, INC	
2D	20-10-102-029-1017	PARTNERS FOR	3.9853412
	20-10-102-029-1045	NEIGHBORHOOD GROUP, INC	
3D	20-10-102-029-1018	PARTNERS IN CHARITY, INC.	4.0196976
	20-10-102-029-1046		
4D	20-10-102-029-1019	VICTOR COLLINS	4.0998625
	20-10-102-029-1047		
1E	20-10-102-026-0000	CHLOE NEIMS	2.8172253
	20-10-102-029-1020		
	20-10-102-029-1048		
2E	20-10-102-029-1021	PNC MORTGAGE SERVICES	2.8744846
	20-10-102-029-1049		
3E	20-10-102-029-1022	PARTNERS IN CHARITY, INC.	2.8859367
	20-10-102-029-1050		
4E	20-10-102-029-1023	JUSTIN DAUGHERTY	2.8973889
	20-10-102-029-1051		
1F	20-10-102-026-0000	PARTNERS FOR	3.4699954
	20-10-102-029-1024	NEIGHBORHOOD GROUP, INC	
	20-10-102-029-1052		
2F	20-10-102-029-1025	PARTNERS IN CHARITY, INC.	3.5158039
	20-10-102-029-1053		
3F	20-10-102-029-1026	PARTNERS IN CHARITY, INC.	3.5616124
	20-10-102-029-1054		
4F	20-10-102-029-1027	PARTNERS IN CHARITY, INC.	3.6074209
	20-10-102-029-1055		
			<u>100.00 %</u>

6. Pursuant to 765 ILCS 605/14.5(c)(2), this Court hereby makes the following Declaration:
- a. That the property at 4725 S. MICHIGAN is no longer a condominium, effective immediately;
 - b. That 4725 S. MICHIGAN is deemed to be owned in common by each of the unit owners, as indicated above;
 - c. That the undivided interest in the properties which shall appertain to each unit owner shall be the percentage of undivided interest previously owned by the owner in the common elements, as listed in the declaration of condominium and indicated above;
 - d. That any liens affecting any unit shall be deemed to be attached to the undivided interest of the unit owner in the property.

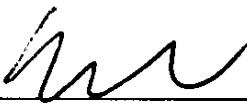
7. The power and authority of the Receiver, Partners for Neighborhood Group, Inc. ("the Receiver"), is hereby expanded to include the following pursuant to 765 ILCS604/14.5(e):

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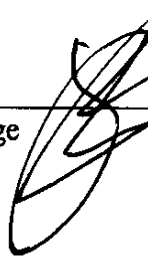
- a. To have full power and authority to operate, manage and conserve the property;
 - b. To delegate managerial functions to a person in the business of managing real estate of the kind involved who is financially responsible and prudently selected;
 - c. To secure, clean, board and enclose, and keep secure, clean, boarded and enclosed, the property or any portion of the property;
 - d. To secure tenants and execute leases for the property, the duration and terms of which are reasonable and customary for the type of use involved, and the leases shall have the same priority as if made by the owner of the property;
 - e. To collect the rents, issues, and profits, including assessments which have been or may be levied;
 - f. To insure the property against loss by fire or other casualty;
 - g. To employ counsel, custodians, janitors, and other help;
 - h. To pay taxes which may have been or may be levied against the property;
 - i. To maintain or disconnect, as appropriate, any essential utility to the property;
 - j. To make repairs and improvements necessary to comply with building, housing, and other similar codes;
 - k. To hold receipts as reserves as reasonably required for the foregoing purposes; and
 - l. To appeal tax assessments for affected condominium units in front of the Cook County Assessor, the Cook County Board of Review, and the Illinois Property Tax Appeal Board.
 - m. To exercise the other powers as are granted to the receiver by the appointing court.
8. The City has authority to record a copy of this Declaration in the office of the Cook County Recorder of Deeds against both the individual units and owners and the general property.
9. The Receiver, CII, Inc., has further authority to forward this Declaration to Cook County Assessor's Office.
10. The City's oral motion to set this matter for a hearing to authorize the Receiver to market and sell the deconverted condominium property pursuant to 765 ILCS 605/14.5(d) is entered and continued for hearing on the next court date. All parties are granted 28 days to object or otherwise respond to the City's motion to allow the sale of the deconverted property.

IT IS FURTHER ORDERED THAT this cause is continued to January 30, 2012 at 9:30 a.m. in courtroom 1109, Daley Center, without further notice.

HEARING DATE: 9/26/2011

By: 
 Greg Janes, Assistant Corporation Counsel
 Stephen R. Patton, Corporation Counsel #90909
 30 N. LaSalle, Room 700
 Chicago, IL 60602 (312) 742-0342

Judge



Associate Judge William G. Pileggi

SEP 28 2011
 1109
 Circuit Court - 1764