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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/20/2013 04:25 PM Pg: 1 of 7

Holland & Knight LLP
131 S. Dearborn Street
30th Floor
Chicago, Illinois 60603
Attn: Trisha M. Rich

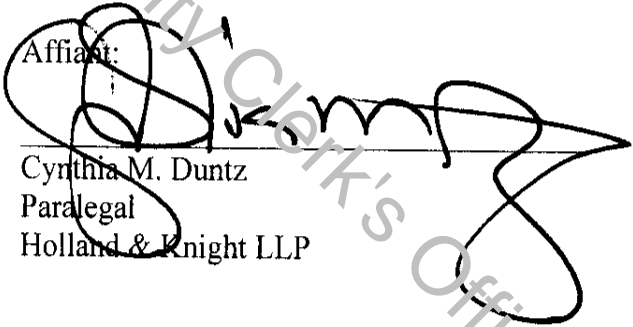
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATE OF RECORDING

The undersigned, being first duly sworn, deposes and states on oath the following:

1. On August 12, 2013, the Court entered an Amended Order Declaring Removal and Deconversion Pursuant to the Illinois Condominium Act, Section 765 ILCS 605/14.5, of the 2103-23 West Berwyn Condominium Association at 2103-23 W. Berwyn ("Order").
2. The Order is filed with the Cook County Circuit Clerk in the court file.
3. Attached is a true and correct copy of the Order.

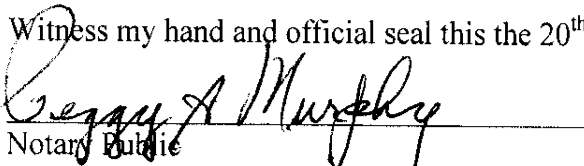
Dated: September 20, 2013

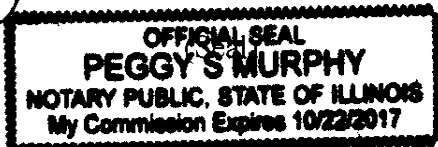
Affiant: 
 Cynthia M. Duntz
 Paralegal
 Holland & Knight LLP

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public of the County and State first written, do hereby certify that Cynthia M. Duntz personally appeared before me this day and acknowledge the due execution of the foregoing instrument.

Witness my hand and official seal this the 20th day of September, 2013.


 Notary Public

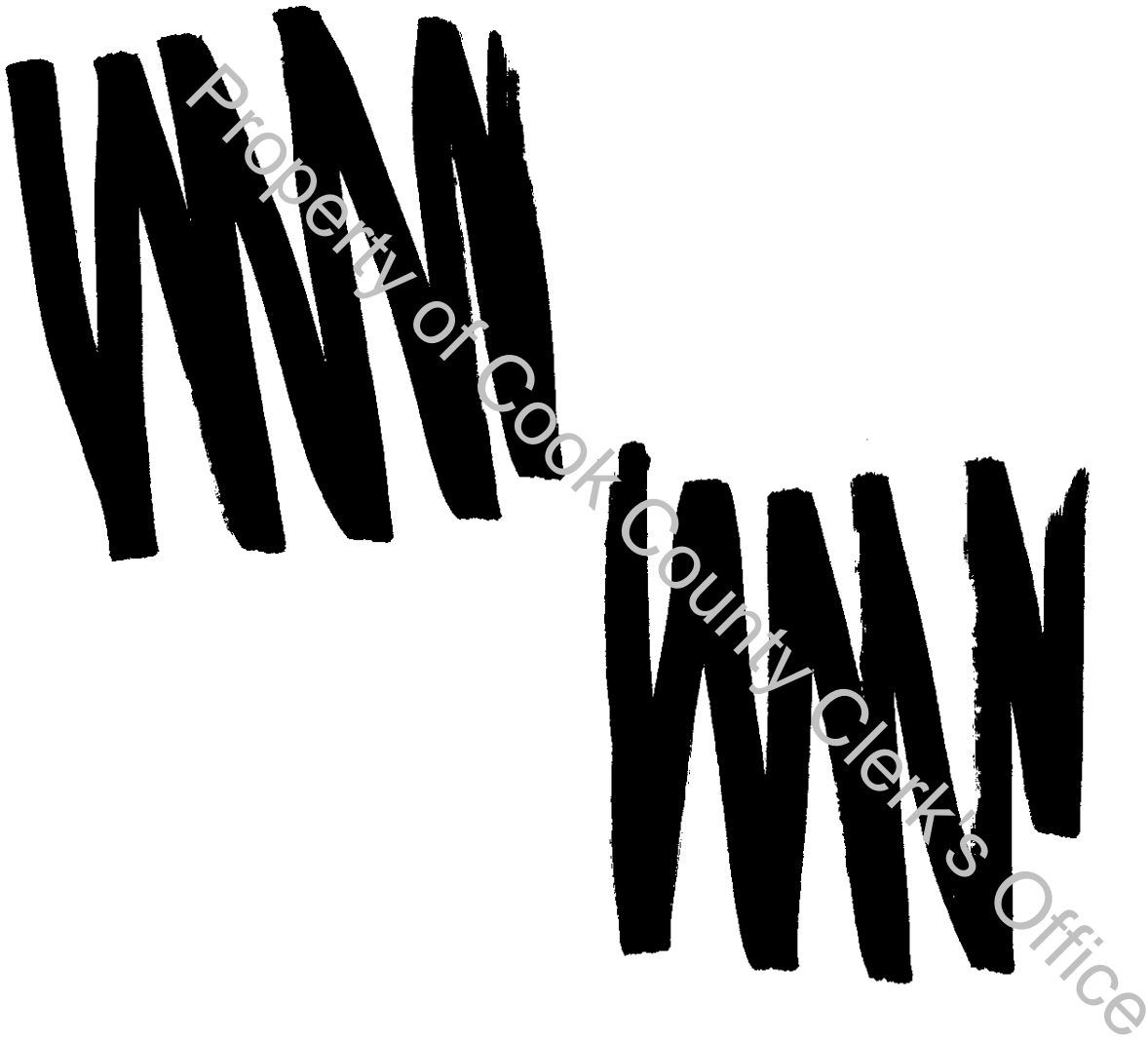


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EXHIBIT "A"

Order

Property of Cook County Clerk's Office



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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

Amended
**ORDER DECLARING REMOVAL AND DECONVERSION
PURSUANT TO THE ILLINOIS CONDOMINIUM ACT,
SECTION 765 ILCS 605/14.5,
OF THE 2103-23 WEST BERWYN CONDOMINIUM ASSOCIATION
AT 2103-23 W. BERWYN**

Property of Cook County Clerk's Office

UNOFFICIAL COPY**CONDOMINIUM
IN THE CIRCUIT COURT OF COOK COUNTY
MUNICIPAL DEPARTMENT – FIRST DISTRICT**CITY OF CHICAGO
a municipal corporation

PLAINTIFF,

VS.

2103 WEST BERWYN LLC, et al
DEFENDANT(s).

) Case No. 10-M1-401695

) Address: 2103-23 W. BERWYN AVE.
) CHICAGO IL 60625) Courtroom 1109
) Richard J. Daley Center
)
)**ORDER DECLARING REMOVAL AND DECONVERSION PURSUANT TO THE ILLINOIS
CONDOMINIUM ACT, SECTION 765 ILCS 605/14.5, OF THE 2103-23 WEST BERWYN
CONDOMINIUM ASSOCIATION AT 2103-23 W. BERWYN AVENUE**

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 October 27, 2011:
 - a. The property is currently more than 50% vacant, and at the time of the filing of this complaint the east building was vacant and open, and there was evidence of squatters therein.
 - b. The building has serious violations of the City of Chicago Municipal Code as described in the First Amended Complaint, including being vacant, open, incomplete, and stripped of much of its fixtures..
 - c. One hundred percent of the units are in or were in foreclosure within 18 months at the time of the filing of this complaint.
 - d. There is no active association in place to undertake plans or repairs.
2. Based on the above-stated findings of fact, this Court finds that the property at **2103-23 W. BERWYN** is a distressed condominium property pursuant to 765 ILCS 605/14.5(a)(1).
3. This Court further finds that the property at **2103-23 W. BERWYN** 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 **2103-23 WEST BERWYN CONDOMINIUM ASSOCIATION** ("Association"), the Association and condominium units being established by virtue of a DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS, recorded on February 11, 2008, in the Office of the Recorder of Deeds, of Cook County, Illinois, as Document 0804203035, and legally described as follows ("Property"):

UNDERLYING PIN: 14-07-118-002-0000

UNOFFICIAL COPY**UNIT PINS:** 14-07-118-004-1001 through 14-07-118-004-1052**LEGAL DESCRIPTION:**

LOT 1 IN FOSTER HOYNE SUBDIVISION OF THE EAST ½ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WITH A DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 11, 2008 DELINEATING 40 DWELLING UNITS AND 12 PARKING SPOTS

Commonly known as: **2103-23 W. BERWYN, CHICAGO IL 60625**

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
2103-1N	14-07-118-004-1001	MRR (IV) 2103 W. BERWYN, LLC	2.92%
2103-1S	14-07-118-004-1002	MRR (IV) 2103 W. BERWYN, LLC	2.92%
2103-2N	14-07-118-004-1003	MRR (IV) 2103 W. BERWYN, LLC	2.08%
2103-2S	14-07-118-004-1004	MRR (IV) 2103 W. BERWYN, LLC	2.09%
2105-1N	14-07-118-004-1005	MRR (IV) 2103 W. BERWYN, LLC	2.92%
2105-1S	14-07-118-004-1006	MRR (IV) 2103 W. BERWYN, LLC	2.92%
2105-2N	14-07-118-004-1007	MRR (IV) 2103 W. BERWYN, LLC	2.08%
2105-2S	14-07-118-004-1008	MRR (IV) 2103 W. BERWYN, LLC	2.09%
2107-1E	14-07-118-004-1009	MRR (IV) 2103 W. BERWYN, LLC	2.92%
2107-1W	14-07-118-004-1010	MRR (IV) 2103 W. BERWYN, LLC	2.09%
2107-2E	14-07-118-004-1011	MRR (IV) 2103 W. BERWYN, LLC	2.08%
2107-2W	14-07-118-004-1012	MRR (IV) 2103 W. BERWYN, LLC	2.09%
2109-1N	14-07-118-004-1013	MRR (IV) 2103 W. BERWYN, LLC	2.92%
2109-1S	14-07-118-004-1014	MRR (IV) 2103 W. BERWYN, LLC	2.92%
2109-2N	14-07-118-004-1015	MRR (IV) 2103 W. BERWYN, LLC	2.08%
2109-2S	14-07-118-004-1016	MRR (IV) 2103 W. BERWYN, LLC	2.09%
2111-1N	14-07-118-004-1017	MRR (IV) 2103 W. BERWYN, LLC	2.92%
2111-1S	14-07-118-004-1018	MRR (IV) 2103 W. BERWYN, LLC	2.92%
2111-2N	14-07-118-004-1019	MRR (IV) 2103 W. BERWYN, LLC	2.08%
2111-2S	14-07-118-004-1020	FEDERAL HOME LOAN MORTGAGE CORPORATION	2.09%
2115-1N	14-07-118-004-1021	MRR (IV) 2103 W. BERWYN, LLC	2.92%
2115-1S	14-07-118-004-1022	MRR (IV) 2103 W. BERWYN, LLC	2.92%
2115-2N	14-07-118-004-1023	MRR (IV) 2103 W. BERWYN, LLC	2.08%
2115-2S	14-07-118-004-1024	MRR (IV) 2103 W. BERWYN, LLC	2.09%
2117-1N	14-07-118-004-1025	MRR (IV) 2103 W. BERWYN, LLC	2.92%
2117-1S	14-07-118-004-1026	MRR (IV) 2103 W. BERWYN, LLC	2.92%
2117-2N	14-07-118-004-1027	MRR (IV) 2103 W. BERWYN, LLC	2.08%

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2117-2S	14-07-118-004-1028	MRR (IV) 2103 W. BERWYN, LLC	2.09%
2119-1E	14-07-118-004-1029	MRR (IV) 2103 W. BERWYN, LLC	2.92%
2119-1W	14-07-118-004-1030	MRR (IV) 2103 W. BERWYN, LLC	2.09%
2119-2E	14-07-118-004-1031	MRR (IV) 2103 W. BERWYN, LLC	2.08%
2119-2W	14-07-118-004-1032	MRR (IV) 2103 W. BERWYN, LLC	2.09%
2121-1N	14-07-118-004-1033	MILORAD PALOCEVIC	2.92%
2121-1S	14-07-118-004-1034	MRR (IV) 2103 W. BERWYN, LLC	2.92%
2121-2N	14-07-118-004-1035	MRR (IV) 2103 W. BERWYN, LLC	2.08%
2121-2S	14-07-118-004-1036	MRR (IV) 2103 W. BERWYN, LLC	2.09%
2123-1N	14-07-118-004-1037	MRR (IV) 2103 W. BERWYN, LLC	2.92%
2123-1S	14-07-118-004-1038	MRR (IV) 2103 W. BERWYN, LLC	2.92%
2123-2N	14-07-118-004-1039	MRR (IV) 2103 W. BERWYN, LLC	2.08%
2123-2S	14-07-118-004-1040	MRR (IV) 2103 W. BERWYN, LLC	2.09%
P-1	14-07-118-004-1041	MRR (IV) 2103 W. BERWYN, LLC	0.13%
P-2	14-07-118-004-1042	MRR (IV) 2103 W. BERWYN, LLC	0.13%
P-3	14-07-118-004-1043	MRR (IV) 2103 W. BERWYN, LLC	0.13%
P-4	14-07-118-004-1044	MRR (IV) 2103 W. BERWYN, LLC	0.13%
P-5	14-07-118-004-1045	MRR (IV) 2103 W. BERWYN, LLC	0.13%
P-6	14-07-118-004-1046	MRR (IV) 2103 W. BERWYN, LLC	0.13%
P-7	14-07-118-004-1047	MRR (IV) 2103 W. BERWYN, LLC	0.13%
P-8	14-07-118-004-1048	MRR (IV) 2103 W. BERWYN, LLC	0.13%
P-9	14-07-118-004-1049	MRR (IV) 2103 W. BERWYN, LLC	0.13%
P-10	14-07-118-004-1050	MRR (IV) 2103 W. BERWYN, LLC	0.13%
P-11	14-07-118-004-1051	MRR (IV) 2103 W. BERWYN, LLC	0.13%
P-12	14-07-118-004-1052	MRR (IV) 2103 W. BERWYN, LLC	0.13%
			<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 **2103-23 W. BERWYN** is no longer a condominium, effective immediately;
 - b. That **2103-23 W. BERWYN** 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, Berwyn CAF Receiver, LLC, is hereby expanded to include the following pursuant to 765 ILCS604/14.5(e):
- 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;

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- 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 Receiver, Berwyn CAF Receiver, LLC, has further 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, Berwyn CAF Receiver, LLC has further authority to forward this Declaration to Cook County Assessor's Office.

10. The following defendants are dismissed without prejudice, no fines and no costs: Wheaton Bank, Federal National Mortgage Association, Farhan, Inc., Partners in Charity, and Tran Dung Than.

11. The Receiver is granted 7 days to file its Interim Accounting, all parties granted 28 days thereafter to reply, courtesy copies to the court at least 7 days before the next court date.

12. The Receiver shall schedule and be present for an interior and exterior inspection with the Department of Buildings before the next court date.

IT IS FURTHER ORDERED THAT this cause is continued to ~~March 1, 2012 at 11:00 a.m.~~ ^{1/27/12 at 9:30am} in courtroom 1105, Daley Center, without further notice.

HEARING DATE: ^{NYC Pro Func to} 10/27/2011

By: GJ
Greg Janes
Senior Assistant Corporation Counsel
Stephen R. Patton, Corporation Counsel #90909
30 N. LaSalle, Room 700
Chicago, IL 60602 (312) 744-9555

Judge Associate Judge William G. Pieggi

AUG 12 2013
Circuit Court - 1764