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Karen A. Yarbrough
Cook County Recorder of Deeds
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**ORDER DECLARING DECONVERSION
PURSUANT TO THE ILLINOIS CONDOMINIUM ACT,
SECTION 765 ILCS 605/14.5,
OF THE 6610 S. ST. LAWRENCE CONDOMINIUM
AT 6610 S. ST. LAWRENCE**

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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS MUNICIPAL DEPARTMENT – FIRST DISTRICT	
<p>CITY OF CHICAGO, a municipal corporation, <div style="text-align: center;">Plaintiff,</div> <div style="text-align: center;">v.</div> THE 6610 SOUTH ST. LAWRENCE CONDOMINIUM, REO DIRECT LLC, ALAN RODAS, UNKNOWN OWNERS AND NON- RECORD CLAIMANTS, <div style="text-align: center;">Defendants.</div> </p>	<p>) Case No.: 12-M1-402648))) Amount claimed: \$7,500.00 per day)) Address: 6610 S. ST. LAWRENCE) CHICAGO, IL 60637)) Daley Center, Courtroom 1109)</p>

**ORDER DECLARING DECONVERSION PURSUANT TO THE ILLINOIS
CONDOMINIUM ACT, SECTION 765 ILCS 605/14.5, OF THE 6610 S. ST. LAWRENCE
CONDOMINIUM AT 6610 S. ST. LAWRENCE**

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 _____:
 - a. The subject property has serious violations of the City of Chicago Municipal Code; specifically, the subject property is vacant and open, and stripped of all essential fixtures.
 - b. In addition, the essential utility services have been terminated;
 - c. 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 6610 S. St. Lawrence is a distressed condominium property pursuant to 765 ILCS 605/14.5(a)(1).

3. This Court further finds that the property at 6610 S. St. Lawrence 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 6610 S. St. Lawrence Condominium Association ("Association"), the Association and condominium units being established by virtue of a DECLARATION OF CONDOMINIUM OWNERSHIP, recorded on June 23, 2004, in the Office of the Recorder of Deeds, of Cook County, Illinois, as Document 0417534121, and legally described as follows ("Property"):

UNDERLYING PIN: 20-22-227-029-0000
 UNIT PINS: 20-22-227-047-1001, 20-22-227-047-1002, and 20-22-227-047-1003.

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UNITS 1, 2, AND 3, IN THE 6610 SOUTH ST. LAWRENCE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 6, IN H.K. BROOK'S SUBDIVISION OF THE LOTS 34 TO 38, INCLUSIVE, IN BLOCK 5, IN MCCHESENEY RESUBDIVISION OF THE NORTH HALF OF BLOCKS 1, 2, 3, 4, 6 AND 7, IN MCCHESENEY'S HYDE PARK HOMESTEAD SUBDIVISION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JUNE 23, 2004, AS DOCUMENT NO. 0417534121, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR 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
1	20-22-227-047- 1001	REO Direct LLC	32.00%
2	20-22-227-047- 1002	REO Direct LLC	34.00%
3	20-22-227-047- 1003	Alan Rodas	34.00%
			<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 6610 S. St. Lawrence is no longer a condominium, effective immediately;
 - b. That 6610 S. St. Lawrence 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, Community Investment Corporation (CII), is hereby expanded to include the following pursuant to 765 ILCS 604/14.5(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;
 - c. To secure, clean, board and enclose, and keep secure, clean, boarded and enclosed, the property or any portion of the property;

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- 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, CII 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, CII, has further authority to forward this Declaration to Cook County Assessor's Office.

IT IS FURTHER ORDERED THAT this cause is continued to 12/16/13 at 9:30 in courtroom 1109, Daley Center, without further notice.

HEARING DATE: 10/21/2013


Judge

1109

By: 

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