

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
                              ) SS:  
COUNTY OF COOK )



1333139090  
**Doc#:** 1333139090 **Fee:** \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/27/2013 01:47 PM Pg: 1 of 2

Property of Cook County Clerk's Office

LOTS 1 AND 2 IN BLOCK 2 IN JOHN F THOMPSON'S ARMITAGE AVENUE  
SUBDIVISION IN THE WEST ½ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF  
SECTION 34, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 2156-2158 NORTH KILPATRICK AVENUE, CHICAGO, ILLINOIS  
60639; 4705-4707 WEST PALMER STREET, CHICAGO, ILLINOIS 60639

Property Identification No.: 13-34-115-029-0000

This instrument was prepared by CR Realty Advisors, LLC, 325 W. Huron, Suite 230, Chicago, Illinois.

Mail to:  
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CR Realty Advisors, LLC  
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Chicago, IL 60654

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

THE CITY OF CHICAGO, a municipal corporation,  
Plaintiff,  
*Malvin Cruz*  
*et al.*, Defendant(s).

No: 08 MI 401372  
Re: 2156-58 N. Kippurick  
4705-07 W. Palmer  
Courtroom 11, Richard J. Daley Center

## ORDER APPOINTING 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. CR Realty ("Receiver") is appointed as Limited Receiver / General Receiver of the subject property pursuant to City's Petition and 65 ILCS 5/11-31-2.
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: \_\_\_\_\_
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.

Repair a rear porch at 4705-07 Palmer site at property in question, after obtaining consent of 3 kids, using existing plans, permits, and drawings.

IT IS FURTHER ORDERED THAT this cause be continued to 2 / 10 / 14 at 9:30 a.m. / p.m., Courtroom 1103, Richard J. Daley Center, 50 W. Washington St., Chicago, without further notice.

HEARING DATE: 11 / 25 / 13

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

Associate Judge Joseph M. Sconza  
**NOV 25 2013**  
Circuit Court - 1914

Judge Sconza Courtroom 1103

Pink Copy for Defendant(s) (photocopy if required)  
Yellow Copy for City of Chicago Department of  
White Original for Court Records