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EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/22/2019 01:54 PM PG: 1 OF 24

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

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

CITY OF CHICAGO,
a municipal corporation

Plaintiff

v.

LINDRAN PROPERTIES, LLC; BHF HOUSING
GROUP B, LLC; BHF HOUSING GROUP C, LLC, et
al.

Defendants

) Case Nos.

) 17M1402200; 17M1402624;

) 18M1402492; 18M1402656;

) 18M1403290; 19M1400440;

) 19M1401274; 19M1400445;

) 18M1403629; 19M1400345;

) 19M1400343; 19M1400439;

) 19M1400455; 19M1400453;

) 19M1400357; 19M1400390;

) 19M1400438; 19M1400712;

) 19M1401273; 19M1401596

) Court Room 1103

MEMORANDUM OF JUDGMENT

On October 3, 2019, Judgment was entered in the above matter in favor of the Plaintiff, the City of Chicago, and against the Defendants, LINDRAN PROPERTIES, LLC, BHF HOUSING GROUP B, LLC, and BHF HOUSING GROUP C, LLC, in the amount of \$86,023,700.00. (See Exhibit A). Pursuant to court order and 735 ILCS 5/12-112, this Judgment shall be spread upon the records of the office of the Cook County Recorder of Deeds, on the parcels owned by said Defendants and legally described as:

7250 S. South Shore Dr. (21-30-107-022-0000)

THE SOUTH 50 FEET OF LOT 103 IN DIVISION NUMBER 3 IN SOUTH SHORE SUBDIVISION OF THE NORTH FRACTIONAL 1/2 OF FRACTIONAL SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH A RESUBDIVISION OF LOTS 1, 2, 4, 64, 66, 126, 127, AND 128 IN DIVISION 1 IN WESTFALL'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 30 IN COOK COUNTY, ILLINOIS.

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7800 S. South Shore Dr. (21-30-414-025-0000 and 21-30-414-026-0000)

LOT 100 IN DIVISION 1 IN WESTFALL'S SUBDIVISION OF 208 ACRES BEING THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

2025-35 E. 72nd St. (20-25-207-039-0000)

THE WEST 33.00 FEET OF LOT 9 AND ALL OF LOT 10 AND LOT 11 IN BLOCK 6 IN HARTY'S SUBDIVISION OF LOTS 9 AND 21 IN BLOCK 6 OF SOUTH KENWOOD, BEING A SUBDIVISION OF STAVE AND KLEMM'S SUBDIVISION OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

6752-54 S. Michigan Ave. / 66-80 E. 68th St. (20-22-301-038-0000)

LOTS 11 AND 12 (EXCEPT THE WEST 35 FEET OF EACH SAID LOTS) IN BLOCK 2 IN LANCASTER SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

1704-10 E. 77th St. / 7657 S. East End Ave. (20-25-310-011-0000)

LOTS 26, 27 AND 28 (EXCEPT THE NORTH 18 FEET) OF BLOCK 11 IN JAMES STINSON'S SUBDIVISION OF EAST GRAND CROSSING IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

2666 E. 78th St (21-30-323-032-0000)

THE SOUTH 45 FEET OF THE EAST 125 FEET OF LOT 62 IN DIVISION NO. 2 IN WESTFALLS' SUBDIVISION OF 208 ACRES, BEING THE EAST 1/2 OF THE SOUTHWEST 1/4, AND THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 30, SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

6207 S. King Dr. (20-15-416-002-0000)

LOT 2 IN BLOCK 14 IN THE RESUBDIVISION OF THE WASHINGTON PARK CLUB ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

614 E. 71st St. (20-22-423-042-0000 and 20-22-423-057-0000)

LOTS 118 AND 119 (EXCEPT THAT PART OF SAID LOT LYING NORTH OF A STRAIGHT LINE EXTENDING FROM A POINT ON THE EAST LINE AND BEING 6.00 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 118 AND A POINT OF THE NORTH LINE AND BEING 6.00 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 118) IN SUPERIOR COURT PARTITION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 (EXCEPT RAILROAD RIGHT OF WAY) OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN,

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IN COOK COUNTY, ILLINOIS.

5600-02 S. Michigan Ave. (20-15-108-025-0000)

LOTS 3 AND 4 IN NEIL MAHNKE'S SUBDIVISION OF LOT'S 1 AND 4 IN BLOCK 2 IN WINSTON'S SUBDIVISION OF LOTS 3 AND 4 IN NEWHALL, LARNED, AND WOODBRIDGE'S SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PORTION OF SAID LOT NOW USED AS A PART OF MICHIGAN AVENUE) IN COOK COUNTY, ILLINOIS.

1745-57 E. 69th St. / 6904-06 S. Cregier Ave. (20-24-318-022-0000)

LOT 2 AND THE NORTH 17 FEET OF LOT 3 IN BLOCK 1 IN DICKEY AND BAKER'S SUBDIVISION OF LOT 1, BEING THE NORTH 4.04 CHAINS OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

DOROTHY BROWN
CLERK OF COURT

DATE: 11/22/19



BY: /s/ Kristina Mokrzycki
DEPUTY CLERK

DOCUMENT PREPARED BY:

MARK A. FLESSNER, CORPORATION COUNSEL
SUZANNE HILAL, ASSISTANT CORPORATION COUNSEL
CITY OF CHICAGO, DEPT. OF LAW
30 NORTH LASALLE, #700
CHICAGO, IL 60602
(312) 744-8791
ATY NO. 90909

DOROTHY BROWN, CLERK OF THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

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COOK COUNTY
RECORDER OF DEEDS

EXHIBIT A

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

Property of Cook County Clerk's Office

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

UNOFFICIAL COPY

THE CITY OF CHICAGO, a municipal corporation,
Plaintiff,
v. BHF Chicago Housing Group B LLC
et al.,
Defendant(s).

No: 19 MI 401274
Re: 7018-20 S. Clyde
Courtroom 1103, Richard J. Daley Center

ORDER

This cause coming to be heard on the set call, the Court having jurisdiction over the below-named defendant(s) and the subject matter, being fully advised in the premises, and having heard evidence and testimony:

IT IS HEREBY ORDERED THAT: Receiver CNR Advisors is authorized to:

- 1) Keep the property vacant and secure
- 2) Clean out the interior of the property
- 3) Winterize the property.

[X] Defendant BHF Chicago Housing Group B LLC has failed to appear in court or otherwise answer the complaint and is in default, the complaint herein is confessed against said defendant and an ex parte judgment in the amount of \$2,817,000.00 plus court costs of \$60.00 is entered against said defendant. THIS IS A PERSONAL JUDGMENT.

IT IS FURTHER ORDERED THAT this cause be continued to 12, 5, 19 at 1:30 a.m. (p.m.)
Courtroom 1103, Richard J. Daley Center, 50 W. Washington St., Chicago, without further notice.

HEARING DATE: 10, 3, 2019

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

Associate Judge Joseph M. Sconza

OCT 03 2019

Circuit Court - 1914

Judge Sconza

Courtroom 1103

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

THE CITY OF CHICAGO, a municipal corporation,
Plaintiff,

v. BHF Chicago Housing Group C LLC

et al.,
Defendant(s).

No: 19 M1 401596
Re: 831-833 E. 90th Pl
9032-36 S. Dauphin Ave
Courtroom 1103, Richard J. Daley Center

ORDER

This cause coming to be heard on the set call, the Court having jurisdiction over the below-named defendant(s) and the subject matter, being fully advised in the premises, and having heard evidence and testimony:

IT IS HEREBY ORDERED THAT: Receiver CII is authorized to:

- Repair units with costs limited to \$5,500 in order to rent up those units.
- Fix intercom for up to \$5,480
- Leave is granted to file Receiver's ^{first Interim} Accounting in 21 days, parties have 14 days to respond, and 14 days to reply. There shall be a hearing on the next court date.
- Enter into lease agreements with tenants ^{6 month}

Defendant BHF Chicago Housing Group C LLC has failed to appear in court or otherwise answer the complaint and is in default, the complaint herein is confessed against said defendant and an ex parte judgment in the amount of \$3,987,500.00 plus court costs of \$60.00 is entered against said defendant. This is a personal judgment.

IT IS FURTHER ORDERED THAT this cause be continued to 12 / 5 / 2019 at 1:30 a.m. (p.m.)
Courtroom 1103, Richard J. Daley Center, 50 W. Washington St., Chicago, without further notice.

HEARING DATE: 10 / 3 / 2019

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

Associate Judge Joseph M. Scanza

OCT 03 2019

Circuit Court - 1914

Judge Scanza Courtroom 1103

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

THE CITY OF CHICAGO, a municipal corporation,
Plaintiff,
v. BHF Chicago Housing Group B, LLC
et al.,
Defendant(s).

No: 19 MI 400345
Re: 6603 S. Rhodes Ave
Courtroom 11 03, Richard J. Daley Center

ORDER

This cause coming to be heard on the set call, the Court having jurisdiction over the below-named defendant(s) and the subject matter, being fully advised in the premises, and having heard evidence and testimony:

IT IS HEREBY ORDERED THAT: Receiver CNR Advisors is authorized to:

- 1) Keep the building vacant and secure
- 2) Clean out the interior of property of all junk and debris
- 3) Winterize the building
- 4) Obtain bids to fix up units in order to make them habitable for rental.

Additionally,

- 5) The City's Motion for Default is granted.
- 6) Defendant BHF Chicago Housing Group B, LLC has failed to appear in court or otherwise answer the complaint is in default, the complaint herein is confessed against said defendant, and an ex parte judgment in the amount of \$4,635,000., plus \$60.00 court costs, for a total \$4,635,060.00. This is a personal judgment.

IT IS FURTHER ORDERED THAT this cause be continued to 12 / 5 / 19 at 1:30 a.m. (P.M.)
Courtroom 11 03, Richard J. Daley Center, 50 W. Washington St., Chicago, without further notice.

HEARING DATE: 10 / 3 / 2019

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

Associate Judge Joseph M. Scorza
OCT 03 2019
Circuit Court - 1914

Judge Scorza Courtroom 103

Pink Copy for Defendant(s) (photocopy if required)

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

UNOFFICIAL COPY

THE CITY OF CHICAGO, a municipal corporation,
Plaintiff,

v. BHF Chicago Housing Group LLC

et al.,
Defendant(s).

No: 18 M1 403290
Re: 5606-08 S. Michigan
Courtroom 11 03, Richard J. Daley Center

ORDER

This cause coming to be heard on the set call, the Court having jurisdiction over the below-named defendant(s) and the subject matter, being fully advised in the premises, and having heard evidence and testimony:

IT IS HEREBY ORDERED THAT: Receiver CNR Advisors is authorized to:

- 1) Abate the mold in the basement
- 2) Keep building vacant and secure
- 3) Clean out the interior of property of junk and debris
- 4) Winterize the building
- 5) Obtain bids to fix up the units in order to make them habitable for rental

[X] Defendant BHF Chicago Housing Group B LLC has failed to appear in court or otherwise answer the complaint and is in default, the complaint herein is confessed against said defendant and an ex parte judgment in the amount of \$9,742,500.00 plus court costs of \$60.00 is entered against said defendant. This is a personal judgment.

IT IS FURTHER ORDERED THAT this cause be continued to 12/5/19 at 1:30 a.m. pm
Courtroom 11 03, Richard J. Daley Center, 50 W. Washington St., Chicago, without further notice.

HEARING DATE: 10/3/2019

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

Associate Judge Joseph M. Scorza

OCT 03 2019

Circuit Court - 1914

Judge Scorza

Courtroom: 1103

Pink Copy for Defendant(s) (photocopy if required)

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

THE CITY OF CHICAGO, a municipal corporation,
Plaintiff,

v. Lindran Properties LLC

et al.,
Defendant(s).

No: 17 MI 402200
Re: 7800 S. South Shore Dr
Courtroom 11 03, Richard J. Daley Center

ORDER

This cause coming to be heard on the set call, the Court having jurisdiction over the below-named defendant(s) and the subject matter, being fully advised in the premises, and having heard evidence and testimony:

IT IS HEREBY ORDERED THAT: Receiver CII is authorized to:

- Keep the subject property vacant and secure
- Winterize the subject property first interim
- Leave is granted to file Receiver's accounting in 21 days, parties have 14 days to respond, and 14 days to reply. There shall be a hearing on the next court date.

Defendant Lindran Properties LLC has failed to appear in court or otherwise answer the complaint and is in default. The complaint herein is confessed against said defendant and an ex parte judgment in the amount of \$9,240,000.00 plus court costs of \$60.00 is entered against said defendant. This is a personal judgment.

IT IS FURTHER ORDERED THAT this cause be continued to 12/5/2019 at 1:30 a.m. / (p.m.)
Courtroom 11 03, Richard J. Daley Center, 50 W. Washington St., Chicago, without further notice.

HEARING DATE: 10/3/2019

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

Associate Judge Joseph M. Sconza

OCT 03 2019

Circuit Court - 1914

Judge Sconza Courtroom 11 03

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

THE CITY OF CHICAGO, a municipal corporation,
Plaintiff,

v. BHF Chicago Housing Group B LLC

et al.,
Defendant(s).

No: 19 MI 400438
Re: 1431-33 E. 66th Pl
Courtroom 11 03, Richard J. Daley Center

ORDER

This cause coming to be heard on the set call, the Court having jurisdiction over the below-named defendant(s) and the subject matter, being fully advised in the premises, and having heard evidence and testimony:

IT IS HEREBY ORDERED THAT: Receiver CNR Advisors is authorized to

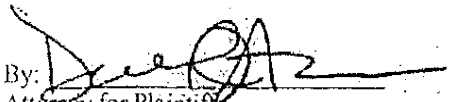
- 1) Keep property vacant and secure
- 2) Clean out interior/exterior of property
- 3) Winterize the property
- 4) Obtain bids to fix up the ~~units~~ units to make them habitable for rent.

Additionally,

- 5) The City's Motion for Default is granted.
- 6) Defendant BHF Chicago Housing Group B, LLC has failed to appear in court or otherwise answer the complaint and, in default, the complaint herein is confessed against said defendant and an ex parte judgment in the amount of \$1,102,500.00 plus court costs of \$60.00 for a total amount of \$1,102,560.00. This is a personal judgment.

IT IS FURTHER ORDERED THAT this cause be continued to 12/5/19 at 1:30 a.m. (p.m.)
Courtroom 11 03, Richard J. Daley Center, 50 W. Washington St., Chicago, without further notice.

HEARING DATE: 10/3/2019

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

Associate Judge Joseph M. Scanza

OCT 03 2019

Circuit Court - 1914

Judge Scanza

Courtroom 103

Pink Copy for Defendant(s) (photocopy if required)

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

THE CITY OF CHICAGO, a municipal corporation,
Plaintiff,
v. BHF Chicago Housing Group B LLC
et al.,
Defendant(s).

No: 18 M1 402492
Re: 5600-02 S. Michigan /
69-73 E. 56th St
Courtroom 11 03, Richard J. Daley Center

ORDER

This cause coming to be heard on the set call, the Court having jurisdiction over the below-named defendant(s) and the subject matter being fully advised in the premises, and having heard evidence and testimony:

IT IS HEREBY ORDERED THAT: Receiver CNR Advisors is authorized to:

- 1) Keep property vacant and secure
- 2) Clean out the interior/exterior of property
- 3) Winterize the property
- 4) Obtain bids to fix up the units to make them habitable for rental.

Additionally,

- 5) The City's Motion for Default is granted.
- 6) Defendant BHF Chicago Housing Group B LLC has failed to appear in court or otherwise answer the complaint and is in default, the complaint herein is confessed against said defendant and an ex parte judgment in the amount of \$1,107,500.00 plus court costs of \$600 for a total amount of \$1,107,500.00. This is a personal judgment.

IT IS FURTHER ORDERED THAT this cause be continued to 12/5/19 at 1:30 p.m.
Courtroom 11 03, Richard J. Daley Center, 50 W. Washington St., Chicago, without further notice.

HEARING DATE: 10/3/20

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

Associate Judge Joseph M. Scorza

OCT 03 2019

Circuit Court - 1914

Judge Scorza Courtroom 1103

Page 1 of 1

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

12

THE CITY OF CHICAGO, a municipal corporation,
Plaintiff,
v. BHF Chicago Housing Group B LLC
et al.,
Defendant(s).

No: 19 MI 400439
Re: 6605-07 S Kimbark
Courtroom 1103, Richard J. Daley Center.

ORDER

This cause coming to be heard on the set call, the Court having jurisdiction over the below-named defendant(s) and the subject matter, being fully advised in the premises, and having heard evidence and testimony:

IT IS HEREBY ORDERED THAT: Receiver CNR Advisors is authorized to:

- 1) Authorized to provide up to \$2,000.00 in relocation assistance per unit
- 2) Abate mold in all units
- 3) All prior orders to stand, including receivership

Additionally,

- 4) The City's Motion for Default is granted.
- 5) Defendant BHF Chicago Housing Group B, LLC has failed to appear in court or otherwise answer the complaint and is in default. The complaint herein is confessed against said defendant and an ex parte judgment in the amount of \$626,000.00 plus court costs of \$60.00 for a total amount of \$626,060.00. This is a personal judgment.

IT IS FURTHER ORDERED THAT this cause be continued to 12 / 5 / 19 at 1:30 a.m. (p.m.)
Courtroom 1103, Richard J. Daley Center, 50 W. Washington St., Chicago, without further notice.

HEARING DATE: 10 / 3 / 2019

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

Associate Judge Joseph M. Sconza

OCT 03 2019

1914

Judge Sconza

Courtroom 1103

Page 1 of 1

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

THE CITY OF CHICAGO, a municipal corporation,
Plaintiff,

v. Lindran Properties LLC

et al.,
Defendant(s).

No: 19 MI 400343

Re: 7719-21 S. Yates Blvd

Courtroom 11 03, Richard J. Daley Center

ORDER

This cause coming to be heard on the set call, the Court having jurisdiction over the below-named defendant(s) and the subject matter, being fully advised in the premises, and having heard evidence and testimony:

IT IS HEREBY ORDERED THAT: Receiver CII is authorized to:

Keep the property vacant and secure

Leave is granted to file its ^{first interim} accounting in 21 days, parties have 14 days to respond, and 14 days to reply. There shall be a hearing on the next court date.

Defendant Lindran Properties LLC has failed to appear in court or otherwise answer the complaint and is in default, the complaint herein is confessed against said defendant and an ex parte judgment in the amount of \$7,584,000.00 plus court costs of \$60.00 is entered against said defendant. This is a personal judgment.

IT IS FURTHER ORDERED THAT this cause be continued to 12 / 5 / 2019 at 1:30 a.m. / (p.m.)

Courtroom 11 03, Richard J. Daley Center, 50 W. Washington St., Chicago, without further notice.

HEARING DATE: 10 / 3 / 2019

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

Associate Judge Joseph M. Scorza

OCT 03 2019

Circuit Court - 1914

Judge Scorza

Courtroom 11 03

Page 1 of 1

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

THE CITY OF CHICAGO, a municipal corporation,
Plaintiff,

v. BHF Chicago Housing Group LLC

et al.,
Defendant(s).

No: 19 MI 400453

Re: 3656-58 S. Indiana

Courtroom 11 03, Richard J. Daley Center

ORDER

This cause coming to be heard on the set call, the Court having jurisdiction over the below-named defendant(s) and the subject matter, being fully advised in the premises, and having heard evidence and testimony:

IT IS HEREBY ORDERED THAT: Receiver CII is authorized to:

- ERECT A REAL FENCE CAPPED AT \$1750.00.
- INSTALL SECURITY DOORS CAPPED AT \$2600.00
- BID FOR MASONRY WORK APPROVED IN THE AMOUNT OF
- ~~SHALL~~ TUAN UNITS UP TO \$6,550.00 AND ENTER INTO A MINIMUM OF 6 MONTH LEASES.
- SHALL FILE 1st INTERIM ACCOUNTING IN 21 DAYS, 14 DAYS TO RESPOND, 14 TO REPLY.
- CITY'S MOTION FOR DEFAULT IS ENTERED. DEFENDANT BHF (CHICAGO HOUSING GROUP LLC HAS FAILED TO APPEAR IN COURT OR OTHERWISE ANSWER THE COMPLAINT AND IS IN DEFAULT, THE COMPLAINT HEREIN IS CONFESSED AGAINST SAID DEFENDANT AND AN EX-PARTE JUDGMENT IN THE AMOUNT OF \$2,83500.00 PLUS COURT COSTS OF \$60.00 IS ENTERED AGAINST SAID DEFENDANT THIS IS A PERSONAL JUDGMENT.

IT IS FURTHER ORDERED THAT this cause be continued to 12/5/2019 at 1:30 a.m. (p.m.)
Courtroom 11 03, Richard J. Daley Center, 50 W. Washington St., Chicago, without further notice.

HEARING DATE: 10/3/2019

Associate Judge Joseph M. Sconza

OCT 03 2019

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

Circuit Court - 1914
Judge Sconza Courtroom 1103

Pink Copy for Defendant(s) (photocopy if required)

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UNOFFICIAL COPY

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

THE CITY OF CHICAGO, a municipal corporation,
Plaintiff,

v. Lindran Properties LLC

et al.,
Defendant(s).

No: 17 MI 402624

Re: 2025-35 E. 72nd

Courtroom 11 03, Richard J. Daley Center

ORDER

This cause coming to be heard on the set call, the Court having jurisdiction over the below-named defendant(s) and the subject matter, being fully advised in the premises, and having heard evidence and testimony:

IT IS HEREBY ORDERED THAT: Receiver CII is authorized to:

- All prior orders to stand.
- SHALL FILE 1ST INTERIM ACCOUNTING, IN 21 DAYS, 14 TO RESPOND, 14 TO REPLY.
- CITY'S MOTION FOR DEFAULT IS ENTERED. DEFENDANT LINDRAN PROPERTIES, LLC HAS FAILED TO APPEAR IN COURT OR OTHERWISE ANSWER THE COMPLAINT AND IS IN DEFAULT; THE COMPLAINT HEREIN IS CONFESSED AGAINST SAID DEFENDANT AND AN EX-PARTE JUDGMENT IN THE AMOUNT OF \$5,596,000.00 PLUS COURT COSTS OF \$60.00 IS ENTERED AGAINST SAID DEFENDANT. THIS IS A PERSONAL JUDGMENT.

IT IS FURTHER ORDERED THAT this cause be continued to 12/5/2019 at 1:30 a.m. (p.m.)
Courtroom 11 03, Richard J. Daley Center, 50 W. Washington St., Chicago, without further notice.

HEARING DATE: 10/3/2019

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

Associate Judge Joseph M. Sconza

OCT 03 2019

Circuit Court - 1914

Judge Sconza Courtroom 11 03

Pink Copy for Defendant(s) (Photocopy if required)
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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
MUNICIPAL DEPARTMENT-FIRST DISTRICT

UNOFFICIAL COPY

THE CITY OF CHICAGO, a municipal corporation,
Plaintiff,
v. BHF Chicago Housing Group B LLC
et al.,
Defendant(s).

No: 19 MI 400440
Re: 139-141 W. Marquette
Courtroom 11 03, Richard J. Daley Center

ORDER

This cause coming to be heard on the set call, the Court having jurisdiction over the below-named defendant(s) and the subject matter, being fully advised in the premises, and having heard evidence and testimony:

IT IS HEREBY ORDERED THAT: Receiver CNR Advisors is authorized to:

- 1) Clean and vacant units
- 2) All prior orders to stand, including receivership.

[X] Defendant BHF Chicago Housing Group B LLC has failed to appear in court or otherwise answer the complaint and is in default, the complaint herein is confessed against said defendant and an ex parte judgment in the amount of \$4,298,000.00 plus court costs of \$60.00 is entered against said defendant. This is a personal judgment.


IT IS FURTHER ORDERED THAT this cause be continued to 12 / 5 / 19 at 1:30 a.m. / (p.m.)
Courtroom 11 03, Richard J. Daley Center, 50 W. Washington St., Chicago, without further notice.

HEARING DATE: 10 / 3 / 2019

Associate Judge Joseph M. Sconza

OCT 03 2019

Circuit Court - 1914

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

Judge Sconza

Courtroom 11 03

Page 1 of 1

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

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

No: 19 MI 401273
Re: 233-35 E. 11th St
Courtroom 1103, Richard J. Daley Center

ORDER

This cause coming to be heard on the set call, the Court having jurisdiction over the below-named defendant(s) and the subject matter, being fully advised in the premises, and having heard evidence and testimony:

IT IS HEREBY ORDERED THAT: A. Receiver CII is authorized to!

- ALL PRIOR ORDERS TO STAND.
- SHALL FILE 1ST INTERIM ACCOUNTING IN 21 DAYS, 14 DAYS TO RESPOND, 14 TO REPLY.

B CITY'S MOTION FOR DEFAULT motion is granted. Defendant BHF Chicago Housing Group B LLC has failed to appear in court or otherwise answer the complaint and is in default, the complaint herein is confessed against said defendant and an ex parte judgment in the amount of \$12,389,500 plus \$60 court costs for a judgment of \$12,389,560. This is a personal judgment

IT IS FURTHER ORDERED THAT this cause be continued to 12 / 5 / 2019 at 1:30 a.m. (p.m.)
Courtroom 11 03, Richard J. Daley Center, 50 W. Washington St., Chicago, without further notice.

HEARING DATE: 10 / 3 / 2019

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

Associate Judge Joseph M. Scorza

OCT 03 2019

Judge Scorza Circuit Court 1914
Courtroom 1103

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

THE CITY OF CHICAGO, a municipal corporation,
Plaintiff,
v. BHF Chicago Housing Group B LLC
et al.,
Defendant(s).

No. 19 M1 400357
Re: 5226-28 S. Michigan
Courtroom 11 03, Richard J. Daley Center

ORDER

This cause coming to be heard on the set call, the Court having jurisdiction over the below-named defendant(s) and the subject matter, being fully advised in the premises, and having heard evidence and testimony:

IT IS HEREBY ORDERED THAT: Receiver CNR Advisors is authorized to:

- 1) Clean out the vacant units
- 2) Obtain bids to fix up the vacant units to make them habitable for renting.
- 3) All prior orders to stand, including receivership.

B. Defendant BHF Chicago Housing Group B LLC has failed to appear in court or otherwise answer the complaint and is in default, the complaint herein is confessed against said defendant and an expert judgment in the amount of \$3,841,000 plus \$60.00 court cost for a total judgment of \$3,841,060.00. This is a personal judgment.

IT IS FURTHER ORDERED THAT this cause be continued to 12, 5, 19 at 1:30 am (p.m.)
Courtroom 11 03, Richard J. Daley Center, 50 W. Washington St., Chicago, without further notice.

HEARING DATE: 10 / 3 / 2019

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

Associate Judge Joseph M. Scanza

OCT 03 2019

Circuit Court - 1914

Judge Scanza

Courtroom 1103

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

THE CITY OF CHICAGO, a municipal corporation,
Plaintiff,
v. BHF Chicago Housing Group B LLC
et al.,
Defendant(s).

No: 18 MI 403629
Re: 6427-29 S. Drexel
Courtroom 1103, Richard J. Daley Center

ORDER

This cause coming to be heard on the set call, the Court having jurisdiction over the below-named defendant(s) and the subject matter, being fully advised in the premises, and having heard evidence and testimony:

IT IS HEREBY ORDERED THAT: Receiver CNR Advisors is authorized to:

- OBTAIN STRUCTURAL ENGINEER REPORT.
- KEEP PORCHES POSTED.
- ALL PRIOR ORDERS TO STAND.
- CITY'S MOTION FOR DEFAULT IS GRANTED. DEFENDANT BHF CHICAGO HOUSING GROUP B, LLC HAS FAILED TO APPEAR IN COURT OR OTHERWISE ANSWER THE COMPLAINT AND IS IN DEFAULT. THE COMPLAINT ON HEKIN IS CONFESSED AGAINST SAID DEFENDANT AND AN EX-PARTE JUDGMENT IN THE AMOUNT OF \$1,194,000.00 PLUS COURT COSTS OF \$60.00 IS ENTERED AGAINST SAID DEFENDANT. THIS IS A PERSONAL JUDGMENT.

IT IS FURTHER ORDERED THAT this cause be continued to 12/5/2019 at 1:30 a.m. (p.m.)
Courtroom 11 03, Richard J. Daley Center, 50 W. Washington St., Chicago, without further notice.

HEARING DATE: 10/3/2019

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

Associate Judge Joseph M. Slonza
OCT 03 2019
Circuit Court - 1914
Judge Slonza
Courtroom 1103

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

THE CITY OF CHICAGO, a municipal corporation,
Plaintiff,
v. BHF Chicago Housing Group LLC
et al.,
Defendant(s).

No: 18 MI 402656
Re: 5832-36 S. Michigan Ave
Courtroom 1103, Richard J. Daley Center

ORDER

This cause coming to be heard on the set call, the Court having jurisdiction over the below-named defendant(s) and the subject matter, being fully advised in the premises, and having heard evidence and testimony:

IT IS HEREBY ORDERED THAT: A Receiver CNR Advisors is authorized to

- 1) Keep property vacant and secure
- 2) Interior / Exterior clean out
- 3) Winterize the property

B. City's motion for default is granted. Defendant BHF Chicago Housing Group LLC has failed to appear in court or otherwise answer the complaint and is in default, the complaint is hereby confessed against said defendant and an explicit judgment in the amount of \$2,672,000 plus \$10 court costs to a judgment of \$2,672,000. This is a personal judgment.

IT IS FURTHER ORDERED THAT this cause be continued to 12/5/19 at 1:30 a.m. (p.m.)
Courtroom 11 03, Richard J. Daley Center, 50 W. Washington St., Chicago, without further notice.

HEARING DATE: 10/3/2019

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

Associate Judge Joseph M. Scanza

OCT 03 2019
Circuit Court 1914

Judge Scanza Courtroom 1103

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

THE CITY OF CHICAGO, a municipal corporation,
Plaintiff,
v. BHF Chicago Housing Group LLC
et al.,
Defendant(s).

No. 19 MI 400445
Re: 4326-28 S. Michigan
Courtroom 1103, Richard J. Daley Center.

ORDER

This cause coming to be heard on the set call, the Court having jurisdiction over the below-named defendant(s) and the subject matter, being fully advised in the premises, and having heard evidence and testimony:


IT IS HEREBY ORDERED THAT: Receiver CNR Advisors is authorized to:

- 1) Clean out vacant units
- 2) Obtain bids to fix up vacant units to make them habitable for renting
- 3) All prior orders to stand, including receivership

[X] Defendant BHF Chicago Housing Group B LLC has failed to appear in court or otherwise answer the complaint and is in default; the complaint herein is confessed against said defendant and an ex parte judgment in the amount of \$ 7,492,500.00 plus court costs of \$ 60.00 is entered against said defendant. This is a personal judgment

IT IS FURTHER ORDERED THAT this cause be continued to 12/5/19 at 1:30 a.m. (p.m.)
Courtroom 1103, Richard J. Daley Center, 50 W. Washington St., Chicago, without further notice.

HEARING DATE: 10/3/2019

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

Associate Judge Joseph M. Scanza

OCT 03 2019

Circuit Court - 1914

Judge Scanza

Courtroom 1103

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

THE CITY OF CHICAGO, a municipal corporation,
Plaintiff,

v. BHF Chicago Housing Group B LLC

et al.,
Defendant(s).

No: 19 MI 400 712

Re: 309-311 E. 69th St.
6901-07 S. Prairie
Courtroom 11 03, Richard J. Daley Center

ORDER

This cause coming to be heard on the set call, the Court having jurisdiction over the below-named defendant(s) and the subject matter, being fully advised in the premises, and having heard evidence and testimony:

IT IS HEREBY ORDERED THAT: Receiver CNR Advisors is authorized to:


- 1) Keep property vacant and secure
- 2) Clean out the interior/exterior of property
- 3) Winterize the property
- 4) Obtain bids to fix up the units to make them habitable for rental.

Additionally,

- 5) The City's Motion for Default is granted.
- 6) Defendant BHF Chicago Housing Group B, LLC has failed to appear in court or otherwise comply and is in default, the complaint herein is confessed against said defendant, and an ex parte judgment in the amount of \$5,103,000.00 plus court costs of \$60.00 for a total amount of \$5,103,060.00. This is a personal judgment.

IT IS FURTHER ORDERED THAT this cause be continued to 12, 5, 19 at 1:30 a.m. (p.m.)
Courtroom 11 03, Richard J. Daley Center, 50 W. Washington St., Chicago, without further notice.

HEARING DATE: 10 / 3 / 2019

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

Associate Judge Joseph M. Sconza
OCT 03 2019

Judge Sconza
Circuit Court - 1910

Courtroom 11 03

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

THE CITY OF CHICAGO, a municipal corporation,
Plaintiff,
v. BHF Chicago Housing Group B LLC
et al.,
Defendant(s).

No: 19 MI 400455
Re: 6609-11 S. Greenwood
Courtroom 11 03, Richard J. Daley Center

ORDER

This cause coming to be heard on the set call, the Court having jurisdiction over the below-named defendant(s) and the subject matter, being fully advised in the premises, and having heard evidence and testimony:

IT IS HEREBY ORDERED THAT: Receiver CNR Advisors is authorized to


- 1) Clear out vacant units.
- 2) Obtain bid to fix up the vacant units to make them habitable for renting.
- 3) Clean up the burnt out garage, secure it, and keep it secure.

Additionally,

- 4) The City's Motion for Default is granted
- 3) Defendant BHF Chicago Housing Group B LLC has failed to appear in court or otherwise answer the complaint and is in default, the complaint herein is confessed against said defendant and an ex parte judgment in the amount of \$4,252,500.00 plus court cost of \$60.00 for a total amount of \$4,252,560.00. This is a personal judgment.

IT IS FURTHER ORDERED THAT this cause be continued to 12, 5, 19 at 1:30 a.m./p.m.
Courtroom 11 03, Richard J. Daley Center, 50 W. Washington St., Chicago, without further notice.

HEARING DATE: 10, 3, 2019

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

Associate Judge Joseph M. Sconza
OCT 03 2019
Circuit Court
Judge Sconza
11 03

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

THE CITY OF CHICAGO, a municipal corporation,
Plaintiff,

v. Lindran Properties, LLC

et al.,
Defendant(s).

No: 19 MI 400390
Re: 7940-48 S. Greenwood
Courtroom 11 03, Richard J. Daley Center

ORDER

This cause coming to be heard on the set call, the Court having jurisdiction over the below-named defendant(s) and the subject matter, being fully advised in the premises, and having heard evidence and testimony:

IT IS HEREBY ORDERED THAT: Receiver CII is authorized to:

~~Repair of \$3,650 to~~

[X] Repair masonry with costs limited to \$3,650

[X] Continue to pay relocation assistance as necessary

[X] Leave is granted to file ^{its first interim} accounting in 21 days, parties have 14 days to respond, and 14 days to reply. There shall be a hearing on the next court date

[X] Keep the property vacant and secure.

[X] DEFENDANT LINDRAN PROPERTIES, LLC HAS FAILED TO APPEAR IN COURT OR OTHERWISE ANSWER THE COMPLAINT AND IS IN DEFAULT. THE COMPLAINT HERE IS CONFESSED AGAINST SAID DEFENDANT AND AN EX-PART JUDGMENT IN THE AMOUNT OF \$2,100,500.00 PLUS COURT COSTS OF \$0.00 IS ENTERED AGAINST SAID DEFENDANT. THIS IS A PERSONAL JUDGMENT.

IT IS FURTHER ORDERED THAT this cause be continued to 12 / 5 / 2019 at 1:30 a.m. / (p.m.)
Courtroom 11 03, Richard J. Daley Center, 50 W. Washington St., Chicago, without further notice.

HEARING DATE: 10 / 3 / 2019

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

Associate Judge Joseph M. Sconza

OCT 03 2019

Circuit Court - 1914

Judge Sconza Courtroom 11 03

Page 1 of 1

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