

# UNOFFICIAL COPY



\*1932617071\*

Doc# 1932617071 Fee \$97.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/22/2019 02:00 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	)	Case Nos.
	)	17M1402200; 17M1402624;
Plaintiff	)	18M1402492; 18M1402656;
v.	)	18M1403290; 19M1400440;
	)	19M1401274; 19M1400445;
LINDRAN PROPERTIES, LLC; BHF CHICAGO	)	18M1403629; 19M1400345;
HOUSING GROUP B, LLC; BHF HOUSING	)	19M1400343; 19M1400439;
GROUP C, LLC, et. al. CHICAGO	)	19M1400455; 19M1400453;
	)	19M1400357; 19M1400390;
Defendants	)	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:

226-28 E. 55th PL. (20-15-103-009-0000)

THE SOUTH 62 FEET OF THE EAST 1/2 OF LOT 3 IN BLOCK 2 IN YERBY'S  
SUBDIVISION OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 AND  
THE WEST 1/2 OF THE NORTHEAST 1/4 IN SECTION 15, TOWNSHIP 38 NORTH,  
RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,  
ILLINOIS.

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5700 S. Calumet Ave. (20-15-117-042-0000)

LOT 20 AND THE NORTH 20 FEET OF LOT 19 (EXCEPT THE WEST 35 FEET) IN THE SUBDIVISION OF THE NORTH 1/2 OF LOTS 9, 10 AND 26 OF NEWHALL EARNED AND WOODBRIDGE SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

6603 S. Rhodes Ave. (20-22-227-002-0000 and 20-22-227-003-0000)

LOTS 40 AND 41 IN BLOCK 5 IN MC CHESNEY'S RESUBDIVISION OF THE NORTH HALF OF BLOCKS 1 TO 7 IN MC CHESNEY'S HYDE PARK HOMESTEAD SUBDIVISION OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

6123 S. Prairie Ave. (20-15-316-032-0000)

LOT 29 IN SNOW AND DICKINSON'S SUBDIVISION OF LOTS 5 AND 9 IN SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

7719-7721 S. Yates Blvd. (21-30-318-005-0000)

LOT 31 AND LOT 32 (EXCEPT THE NORTH 15 FEET THEREOF) IN BLOCK 12 IN SOUTH SHORE PARK, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 (EXCEPT STREETS) OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

6605-6607 S. Kimbark Ave. (20-23-223-048-0000)

ALL BLOCK 11 IN OGLESBY'S SUBDIVISION OF BLOCKS 10 AND 11 IN WAIT AND BOWENS'S SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE ILLINOIS CENTRAL RAILROAD, IN COOK COUNTY, ILLINOIS.

8251 S. Drexel Ave. (20-35-122-013-0000)

THE NORTH 1 FOOT OF LOT 25 AND ALL OF LOTS 26 AND 27 IN BLOCK 137 IN CORNELL IN THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

6540 S. Ellis Ave. (20-23-115-031-0000)

LOT 9 IN BLOCK 5 IN WOODLAWN RIDGE SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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4952-4956 S. Vincennes Ave. (20-10-216-042-0000)

LOT 12 IN BLOCK 1 IN T. G. DICKINSON AND COMPANY'S SUBDIVISION OF PART OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

8100 S. Evans Ave. (20-34-222-018-0000)

LOT 1 IN BLOCK 18 IN CHATHAM FIELDS, A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 34, 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

Property of Cook County Clerk's Office

COOK COUNTY  
RECORDER OF DEEDS

COOK COUNTY  
RECORDER OF DEEDS

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:

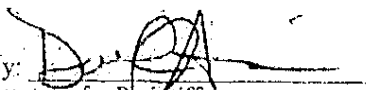
IT IS HEREBY ORDERED THAT: Receiver CNR Advisors is authorized to:

- 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:   
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

Page 1 of 1

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

Yellow Copy for City of Chicago Department of Law

White Original for Court Records

# 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 C LLC  
  
et al.,  
Defendant(s).

No: 19 MI 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 <sup>first Interim</sup> 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.
- Enter into lease agreements with tenants <sup>6 month</sup>

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

Pink Copy for Defendant(s) (photocopy if required)  
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White Original for Court Records

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 copy A 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. Scanza

OCT 03 2019  
Circuit Court - 1914

Judge Scanza Courtroom 103

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

Yellow Copy for City of Chicago, Department of Law

White Original for Court Records

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 MI 403290  
Re: 5606-08 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) 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 \$9,792,500.00 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 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

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 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 CI 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 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

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

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White Original for Court Records

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 M1 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

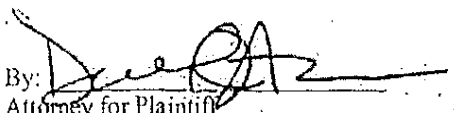
- 1) Keep property vacant and secure
- 2) Clean out interior/exterior of property
- 3) Winterize the property
- 4) Obtain bids to fix up the ~~units~~ units to make them habitable for rent.

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 1103

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

Yellow Copy for City of Chicago Department of Law

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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 M1 402492  
Re: 5600-02 S. Michigan / 69-73 E. 56th 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: 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 \$600.00 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 a.m. (p.m.)  
Courtroom 1103, 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

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

OCT 03 2019

Courtroom 1014

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. 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 <sup>first interim</sup> 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. / 6 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. Scanza

OCT 03 2019

Circuit Court - 1914

Judge Scanza

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 \$2400.00.
- BID FOR MASONRY WORK APPROVED IN THE AMOUNT OF
- SHALL TIAN 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)

Yellow Copy for City of Chicago Department of Law

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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 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:

- 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 1103, Richard J. Daley Center, 50 W. Washington St., Chicago, without further notice.

HEARING DATE: 10/3/2019

By: S. H. Lal  
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

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Yellow Copy for City of Chicago Department of Law  
White Original for Court Records

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 out 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

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

Page 1 of 1

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. Lindran Properties LLC  
  
et al.,  
Defendant(s).

No: 19 MI 401273  
Re: 233-35 E. 111th 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 OFFERS 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. (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

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 MI 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:

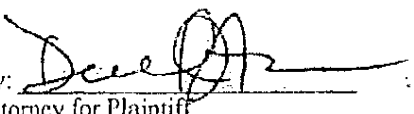
IT IS HEREBY ORDERED THAT: Receiver CNR Advisors is authorized to:

- 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 explicit 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:   
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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UNOFFICIAL COPY  
INTERCIRCUIT 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 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:

- OBTAIN STRUCTURAL ENGINEER REPORT.
- KEEP PORCHES POSTED.
- ALL PRIOR ORDERS TO STAND.
- CITY'S MOTION FOR DEFECT 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 DEFECT 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. Hibel  
Attorney for Plaintiff  
Corporation Counsel #90909  
30 N. LaSalle, Room 700  
Chicago, IL 60602 (312) 744-8791

Judge Slonza

Courtroom 11 03

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

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 M1 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 ex parte judgment in the amount of \$2,672,000 plus \$60 court costs to a judgment of \$2,672,060. 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

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: 19 MI 400445  
Re: 4326-28 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 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 \$ 7,442,500.00 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.   
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

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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: [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 - 1918  
Judge Scanza

Courtroom 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. 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
- 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 \$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: [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 of Cook County  
Col 014m 11 03

Judge Sconza

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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:

~~Reason for \$3,650 to go~~

- Repair masonry with costs limited to \$3,650
- Continue to pay relocation assistance as necessary
- Leave is granted to file <sup>its first interim</sup> 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
- Keep the property vacant and secure.
- 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-PROTE JUDGMENT IN THE AMOUNT OF \$2,1008,500.00 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: S. Uziel  
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

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