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Karen A. Yarbrough  
Cook County Clerk  
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The City of Chicago Department of Law  
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**CONDOMINIUM  
IN THE CIRCUIT COURT OF COOK COUNTY  
MUNICIPAL DEPARTMENT – FIRST DISTRICT**

CITY OF CHICAGO,  
a municipal corporation  
Plaintiff  
v.  
1126 S. RICHMOND CONDOMINIUM  
ASSOCIATION, et. al.  
Defendants  
) Case No. 16-M1-403048  
)  
)  
) Address: 1126 S. Richmond St.  
) CHICAGO, IL 60612  
)  
)  
) Courtroom 1109  
) Richard J. Daley Center

**ORDER DECLARING DECONVERSION PURSUANT TO THE ILLINOIS  
CONDOMINIUM ACT, SECTION 765 ILCS 605/14.5, OF THE CONDOMINIUM AT  
1126 S. RICHMOND ST.**

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:

- June 5, 2017*  
~~March 27<sup>th</sup> 2017~~
1. This Court hereby makes the following findings of fact as of ~~March 27<sup>th</sup> 2017~~
    - a. The subject property has serious violations of the City of Chicago Municipal Code, specifically: there is garbage throughout the entire building; the window located at the first floor east elevation has a bullet hole and needs to be replaced; at all floors – all connections between column and beam missing brackets – landings are less than 36" – 4x4 columns are not transferred to footings, flying in midair – undersized 2x6 joists throughout; defective smoke detector in front stairwell; and missing smoke detector in south stairwell.
    - b. In addition, the subject property is not viable as a condominium because the essential utilities to the parcel or to 40% or more of the condominium units is either terminated or

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threatened with termination, specifically: there is a water bill that is past due in the amount of \$3773.88.

2. Based on the above-stated findings of fact, this Court finds that the property at 1126 S. Richmond St. is a distressed condominium property pursuant to 765 ILCS 605/14.5(a)(1).
3. This Court further finds that the property at 1126 S. Richmond St. 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 1126 S. RICHMOND CONDOMINIUM ASSOCIATION ("Association"), the Association and condominium units being established by virtue of a DECLARATION OF CONDOMINIUM OWNERSHIP, recorded on 6/29/05, in the Office of the Recorder of Deeds, of Cook County, Illinois, as Document 0518044005, and legally described as follows ("Property"):

Underlying PIN: 16-13-328-024-0000

Unit PINs: 16-13-328-038-1001, 16-13-328-038-1002, 16-13-328-038-1003, 16-13-328-038-1004, 16-13-328-038-1005, 16-13-328-038-1006.

LEGAL DESCRIPTION:

LOT 39 AND THE NORTH 12 1/2 FEET OF LOT 40 IN HENNEBERRY'S SUBDIVISION OF BLOCK 28 IN GEORGE W. CLARKE SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, 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	16-13-328-038-1001	Jordan Moutafov	24%
2W	16-13-328-038-1002	Kokoland, LLC	12%
2E	16-13-328-038-1003	Ralph & Lauren Strickland	14%
3W	16-13-328-038-1001	Ralph & Lauren Strickland	12%
3E	16-13-328-038-1005	Steve Freeman	14%
4	16-13-328-038-	Kokoland, LLC	24%

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1006

100.00%

6. Pursuant to 765 ILCS 605/14.5(c)(2), this Court hereby makes the following Declaration:
  - a. That the property at 1126 S. Richmond St. is no longer a condominium, effective immediately;
  - b. That 1126 S. Richmond St. 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. Community Initiatives, Inc. ("CII, Inc." or "the Receiver") located at 222 S Riverside Plaza, Suite 2200, Chicago, IL, 60606, phone number 312-258-8155, is hereby appointed as a General Receiver to repair, preserve, and rehabilitate the subject premises, with powers granted and duties imposed, 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;
  - 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 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.

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9. The Receiver has further authority to forward this Declaration to Cook County Assessor's Office.


IT IS FURTHER ORDERED THAT this cause is continued to 7/17/17 at 9:30  
in courtroom **1109**, Daley Center, without further notice.

HEARING DATE:

Judge Leonard Murray

05 2017

Murray  
Circuit Court 102100

By:   
Suzanne Hilal, Assistant Corporation Counsel  
Edward Siskel, Corporation Counsel #90909  
30 N. LaSalle, Room 700  
Chicago, IL 60602  
(312) 744-6472  
Suzanne.Hilal@cityofchicago.org

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