

JOSEPH NATHANSON,

Plaintiff,

-against-

NORTH JERSEY TRADING CORP., a New York Corporation, NEW YORK CITY DEPARTMENT OF FINANCE (Corporate Tax Division), NEW YORK STATE (Corporate Tax Division), BINAH KAMILAR, AS TRUSTEE FOR STEVEN KAMILAR AND BENNETT KAMILAR, COMMISSIONER OF LABOR- STATE OF NEW YORK, "JOHN DOE #1" THROUGH "JOHN DOE #75." Names of last 75 defendants are not known. Parties intended have or claim to have an interest in or lien on or are occupants of Premises: 200 Riverside Drive, New York, New York,

Defendants.

AN LHO PT 55
County Court of the County of New York, at the County Court House, on the 27th day of MAY 1991

Present
FRANCIS M. ...

Order
Index No. 9134/91

Present: Hon. _____, J.S.C.

On reading the affidavit of Joseph Nathanson, made on April 26, 1991, and the mortgage and note being herein foreclosed, and the verified complaint in this action, together with the affidavits of Eugenia S. Nathanson and Robert Nitzschke of Demovsky Lawyer Service, as to the proper and timely service thereof on defendants herein; and it ~~was~~ ^{being alleged} ~~alleged~~

~~that~~ that the mortgaged property is insufficient and inadequate as security for the amount due on the mortgage described in the complaint filed herein, no one being personally liable for the amount of the mortgage debt, and upon the duly executed mortgage documents establishing the plaintiff's right to place a receiver in the property, it is

ORDERED that _____ of GC ... County of ... is appointed receiver of the rents and profits from the mortgaged property herein

3.C.

Before entering into the duties of his or her office as a receiver, _____ shall execute and file in the office of the clerk of the county of New York, New York, his or her undertaking in the sum of \$ 70,000, conditioned on the faithful discharge of his or her duties as receiver; *AND FILE*

RECEIVER OATH

The receiver is empowered and directed to demand, receive and collect from the tenant or tenants in possession of the mortgaged premises, and from all persons liable therefor, all the rents now due and unpaid or hereafter to become due during the pendency of this action *and deposit same in _____*
_____ CHEMICAL BANK

All of the tenants of the above-described property, and all other persons liable for rent are enjoined and restrained from paying any rental for the premises to the defendant, or the defendant's agents, servants, or attorneys.

All persons now in possession of the property, or any part thereof, who are not in possession of the premises by virtue of valid and subsisting leases shall forthwith surrender possession to the receiver appointed herein *subject to emergency Rent Law of 1947*

The defendant's agents, attorneys, and servants, and each and every one of them, are enjoined and restrained from collecting rent from the mortgaged premises or any part thereof and from interfering in any manner with the property in the receiver's possession;


The receiver is authorized to institute and prosecute all legal proceedings necessary for the proper care and protection of the premises, including the right to institute dispossess or other proceedings against any tenant who fails to pay the rent due, or to become due, during the term of the receivership. *and*
enter into lease agreements not stated

The receiver shall retain the same until they come into the receiver's hands by virtue of the receivership until further order of this Court; and it is

FURTHER ORDERED that the receiver or any party to this action may at any time, on proper and sufficient notice to all parties who have appeared in this action, apply to this Court for further instructions and ~~power~~ ^{AUTHORITY}, whenever such instructions or additional power shall be deemed necessary to enable the receiver to perform properly and legally the duties of the

office of a receiver, and abide by the laws and procedures contained in CPLR § 6404-5, Judiciary LAW § 35(c) and RPAPL § 1325 (2).
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ENTER:



J.S.C.