

THIS DOCUMENT WAS
PREPARED BY AND AFTER
RECORDING SHOULD BE
MAILED TO:

CR Realty Advisors, LLC
325 W. Huron Street, Suite 230
Chicago, IL 60654

NOTICE OF LIEN

JB-Huron LLC ("Claimant"), an Illinois limited liability company, with an address of 325 West Huron, suite 230, Chicago, Illinois, pursuant to 65 ILCS 5/11-32-2(a) hereby files this Notice of Lien against the real estate more fully described in **Exhibit B** below and against the interest of the following persons, trusts, entities in the real estate: **B.A.R. Realty, LLC, an Illinois limited liability company** ("Owner"), mortgages and any person or entity claiming an interest in any portion of the Property (as defined below) (a list of mortgagees and others with an interest in a portion of the Property is attached hereto as **Exhibit A**), and states:

WHEREAS, On information and belief, Owner was the owner in fee of the building located at the following described land in Cook County, Illinois (the "Property"):

See attached Exhibit B

WHEREAS, City of Chicago (the "City") a municipal corporation filed a Complaint in the Circuit Court of Cook County, Illinois, Municipal Department- First District (the "Court"), known as Case No.12-M1-400197 ("Building Code Case"), with respect to the Property.

WHEREAS, the City filed its *Emergency Petition for Appointment of a Limited Receiver* in the Building Code Case pursuant to 65 ILCS 5/11-31-1,5/11-31-2 and 5/11-13-15.

WHEREAS, On or about September 27, 2012, the Court entered an *Order Appointing A Limited Receiver and Authorizing Emergency Action by the Receiver* ("Appointment Order"), *inter alia*, appointing CR Realty Advisors LLC ("Receiver") a limited receiver with respect to all or a portion of the Property and authorizing Receiver to issue a receiver's certificate for the cost and expenses of the receivership.

WHEREAS, Receiver issued Receiver's Certificate No. [1] with an effective date of June 05, 2013 ("Certificate No. 1") pursuant to Order by the Court of an even date.

WHEREAS, section 2 of certificate No. 1 is incorporated herein and states:

2. **Principal Amount.** The "Face Amount" of this Certificate equals the sum of ONE HUNDRED AND SEVENTEEN THOUSAND THREE HUNDRED AND FIFTY EIGHT and 80/100 Dollars (**\$117,358.80**) and shall be increased by the attorneys' fees and costs incurred by Holder arising from and/or related to attempts to collect the Principal Balance (as defined below) of this Certificate, including, but not limited to, attorneys' fees and costs incurred by Holder with respect to an

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action seeking to foreclose the lien upon the Property and rents and issues thereof, relating to this Certificate. The "**Principal Balance**" of this Certificate equals the sum of the Face Amount, all interest accrued thereon and other sums payable to Holder as provided in this Certificate.

WHEREAS, Sections 3 and 4 of Certificate No. 1 are incorporated herein and state:

3. **Interest Rate.** Interest shall accrue and be payable on the Principal Balance of this Certificate from and including the Effective Date (hereinafter defined) to and including the ninetieth (90th) day following the Effective Date (the ninetieth (90th) day following the Effective Date being herein the "**Maturity Date**"; the period of time from and after the Effective Date through and including the Maturity Date is sometimes referred to herein as the "**Term**") at a rate and in the aggregate amount of: the Principal Balance multiplied by the sum of seven hundred fifty (750) basis points plus one-fourth (1/4) the Prime Rate (hereinafter defined) in effect on the Effective Date (the sum of the foregoing being herein the "**Initial Interest**"), notwithstanding the number of days the Principal Balance of this Certificate is outstanding during the Term. The initial interest is minimum earned interest on the Principal Balance for any period of time outstanding on or before the Maturity Date. From and including the first calendar day immediately following the Maturity Date to and including the date that the Principal Balance of this Certificate is paid in full, interest shall accrue and be payable on the Principal Balance of this Certificate at a monthly floating rate equal to the sum of the one hundred fifty (150) basis points plus one twelfth (1/12) the Prime Rate (hereinafter defined) (the sum of the foregoing being herein the "**Default Interest Rate**") with each change in the Default Interest Rate taking effect simultaneously with the change in the Prime Rate. For purposes of this Certificate, the term "**Prime Rate**" means the annual rate of interest publicly announced from time to time by Bank of America, N.A., or its successors or assigns ("**Bank**"), as its prime rate. Any such rate is a general reference rate of interest, may not be related to any other rate, and may not be the lowest or best rate actually charged by the Bank to any customer or a favored rate and may not correspond with future increases or decreases in interest rates charged by other lenders or market rates in general, and the Bank may make various business or other loans at rates of interest having no relationship to such rate. Any change in the Prime Rate shall take effect at the opening of business on the day specified in the public announcement of a change in the Bank's Prime Rate. If the Bank ceases to exist or to establish or publish a prime rate from which the Prime Rate is then determined, the applicable variable rate from which the Prime Rate is determined thereafter shall be instead the prime rate reported in The Wall Street Journal (or the average prime rate if a high and a low prime rate are therein reported), and the Prime Rate shall change without notice with each change in such prime rate as of the date such change is reported.
4. **Computation of Interest.** Interest at the Default Interest Rate shall be computed on the Principal Balance evidenced hereby outstanding from time to time, on the basis of a three hundred sixty (360) day year, but shall be charged for the actual number of days within the period for which interest is being charged. Any sum

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advanced by the Holder that increases the Principal Balance shall be deemed to have been disbursed as of, and shall bear interest from, the date of payment.

WHEREAS, on June 05, 2013 Certificate No. 1 was sold or transferred to Claimant for value by Receiver.

NOW THEREFORE, Pursuant to 65 ILCS 5/11-31-2(a), Claimant claims a lien ("Claimant's Lien") in and to the Property to secure payment of the Principal Balance (as defined in Certificate No. 1).

Dated this 02 day of July, 2013

Property of Cook County Clerk's Office

JB-HURON LLC, an Illinois Limited liability company

By: Noru Capital LLC, an Illinois limited liability company

Its: Manager

By: CR Realty Capital LLC, an Illinois limited liability company

Its: Manager

By: David Mitidiero

Name: David Mitidiero

Its: Manager

STATE OF ILLINOIS)
)
) ss.
COUNTY OF COOK)

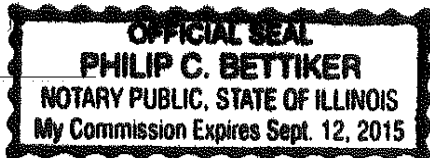
The affiant, David Mitidiero, being duly sworn on oath, deposes and says that he is the manager of CR Realty Capital LLC, an Illinois limited liability company, which is the manager of Noru Capital LLC, an Illinois limited liability company, which is the manager of JB-HURON LLC, an Illinois limited liability company; that he has read the foregoing Notice of Lien and knows the contents thereof, and that all the statements therein contained are true.

Dated: July 2, 2013

David Mitidiero

Subscribed and sworn before me this
2nd day of July, 2013.

Philip C. Bettiker
Notary Public



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EXHIBIT A

Mortgages and Others with an Interest in the Property

Note: This information is provided for convenience purposes only and shall not limit or prejudice Claimant should the mortgagees and other with an interest in the Property listed be inaccurate or incomplete.

Glenn K. Angel, Esq.
Senior Counsel
City of Chicago Law Dept.
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Chicago, Illinois 60602

Maritza Martinez, Esq.
Victor J. Cacciatore, P.C.
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Brown Udell Pomerantz & Delrahim
1332 N. Halsted Street, Suite 100
Chicago, Illinois 60642

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EXHIBIT B

Legal Description of the Property

THE SOUTH 29 FEET 7 ½ INCHES OF LOT 10 IN LARNED AND WALKER'S SUBDIVISION OF BLOCK 12 IN JOHNSTON AND LEE'S SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS .

AND

LOT 11 IN THE SUBDIVISION OF BLOCK 12 IN JOHNSTON AND LEE'S SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

Permanent Tax Number(s): 17-20-318-008-0000; 17-20-318-017-0000

Commonly known as: 2023 S. ASHLAND AVE., CHICAGO, ILLINOIS 60608;
1538 W. 21ST ST., CHICAGO, ILLINOIS 60608