

# UNOFFICIAL COPY

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



Doc#: 1408419087 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/25/2014 03:23 PM Pg: 1 of 4

## NOTICE OF LIEN

**JB-FURON LLC** ("Claimant"), an Illinois limited liability company, with an address of 325 West Huron, suite 230, Chicago, Illinois, pursuant to 65 ILCS 5/11-31-2(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: **JESSE MARTINEZ, ROSE M. MARTINEZ, RBS CITIZENS BANK, N.A., WELLS FARGO BANK, N.A., Unknown Owners and Non-Record Claimants, et al.** ("Owners"), 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.10 M1-400738 ("Building Code Case"), with respect to the Property.

WHEREAS, the City filed its *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 5/11-31-15.

WHEREAS, On or about July 25, 2013, the Court entered an *Order Appointing A Limited Receiver and Authorizing 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. [2] with an Issuance Date of February 27, 2014 ("Certificate No. 2") pursuant to Order by the Court of an even date.

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

2. **Principal Amount.** The "Face Amount" of this Certificate equals the sum of SIX THOUSAND EIGHT HUNDRED EIGHTY EIGHT and 50/100 Dollars (\$6,888.50). The "Principal Balance" of this Certificate equals the sum of the Face Amount, all interest accrued thereon payable to Holder as provided in this Certificate.

THE SIGNATURES OF THE  
PARTIES EXECUTING THIS  
DOCUMENT ARE COPIES AND  
ARE NOT ORIGINAL SIGNATURES

# UNOFFICIAL COPY

WHEREAS, sections 3 and 4 of Certificate No. 2 are incorporated herein and state:

- 3 **Interest Rate.** Interest shall accrue at an annual interest rate of 18%, against the unpaid balance of the certificate as of February 27, 2014.
- 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.

WHEREAS, on February 27, 2014 Certificate No. 2 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. 2).

Dated this 27<sup>th</sup> day of February, 2014

**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            )

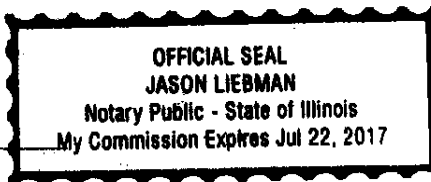
The affiant, David Mitidiero, being duly sworn on oath, deposes and says that he is the manager of CR Realty Capital LLC, an Illinois limited liability company, which is the manager of NORU CAPITAL LLC, an Illinois limited liability company, which is the manager of JB-HURON LLC, an Illinois limited liability 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: February 27, 2014

David Mitidiero

Subscribed and sworn before me this 27th day of February, 2014.

Jason Lieberman  
Notary Public



# UNOFFICIAL COPY

## 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.

City of Chicago  
Assistant Corporation Counsel  
30 N. LaSalle St. #700  
Chicago, IL 60602

Jesse Martinez  
1605 S. Blue Island  
Chicago, IL 60609

Christina Babakitis  
Codilis & Associates, P.C.  
15W030 North Frontage Rd., Ste. 100  
Burr Ridge, IL 60527

Unknown Owners & Non-Record Claimants

# UNOFFICIAL COPY

## EXHIBIT B

### Legal Description of the Property

LOT 5 IN THE SUB BLOCK 2 OF BLOCK 2 IN JOHNSTON AND LEE'S SUBDIVISION OF THE SOUTHWEST ¼ OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 1605 SOUTH BLUE ISLAND AVENUE, CHICAGO,  
ILLINOIS 60608

Property Identification No.: 17-20-305-004-0000

Property of Cook County Clerk's Office