

2012

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Doc#: 1408616068 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/27/2014 03:33 PM Pg: 1 of 4

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

JB-Huron 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 5/11-31-2(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: **KENNETH DANIELS and TARA T. DANIELS** (collectively, "Owner"), mortgagees 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 the Village of Westchester, Illinois (the "Property"):

See attached Exhibit B

WHEREAS, the Village of Westchester (the "Village") a municipal corporation filed a Complaint in the Circuit Court of Cook County, Illinois, Municipal Department- Fourth District (the "Court"), known as Case No. 09-M4-1576 ("Building Code Case").

WHEREAS, the Village filed its Petition for Appointment of a 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 7, 2011, the Court entered an Order ("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. [5] with an effective date of March 26, 2014 ("Certificate No. 5") pursuant to Order by the Court of an even date.

WHEREAS, section 2 of certificate No. 5 is incorporated herein and states:

2. **Principal Amount.** The "**Face Amount**" of this Certificate equals the sum of **TWENTY THREE THOUSAND FIVE HUNDRED FIFTY SEVEN and 75/100 Dollars (\$23,557.75)**. 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.

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WHEREAS, sections 3 and 4 of Certificate No. 5 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 March 26, 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 March 26, 2014 Certificate No. 5 was sold or transferred to Claimant for value by Receiver.

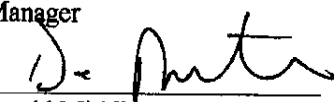
NOW THEREFORE, Pursuant to 65 ILCS 5/11-31-2(a), Claimant claims a lien ("Claimant's Lien") in and to the Property to secure payment of the Principal Balance (as defined in Certificate No. 2).

Dated this 26th day of March, 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

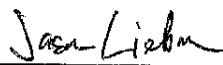
By: 
Name: David Mitidiero
Its: Manager

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

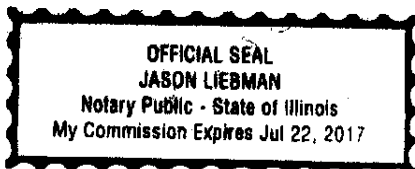
The affiant, David Mitidiero, being duly sworn on oath, deposes and says that he is the manager of CR Realty Capital LLC, an Illinois limited liability company, which is the manager of NORU CAPITAL LLC, an Illinois limited liability company, which is the manager of JB-HURON LLC, an Illinois limited liability 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: March 26, 2014

Subscribed and sworn before me this 26th day of March, 2014.



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.

Kenneth Daniels and Tara T. Daniels
1630 S. Mannheim Rd.
Westchester, IL 60164

Kenneth Daniels and Tara T. Daniels
3709 Congress
Bellwood, IL 60104

Jimmie L. Daniels and Dolores A. Daniels
1685 Charlemagne
Hoffman Estates, IL 60195

Countrywide Home Loans, Inc.
4500 Park Granada
MSN # SVB-314
Calabasas, CA 91302-1613

**Bank of New York Mellon Corporation as
Successor Trustee to Bank of New York As
Trustee for the Certificate Holder S
CWABS, Inc. Asset-Backed Certificates,
Series 2006-12
One Wall Street
New York, NY 10286**

**Bank of New York Mellon Corporation as
Successor Trustee to Bank of New York As
Trustee for the Certificate Holder S
CWABS, Inc. Asset-Backed Certificates,
Series 2006-12
c/o Pierce & Associates
1 N. Dearborn, Suite 1300
Chicago, IL 60602**

Village of Westchester
c/o Peter A. Pacione
Storino, Ramello & Durkin
9501 W. Devon #800
Rosemont, IL 60018

Village of Westchester
c/o Jack Norton
Village Officer
10300 W. Roosevelt Rd. #1
Westchester, IL 60154-2596

Paul F. Muhammad
8304 S. Yates
Chicago, IL 60617

**United States Receivers Care-Takers
Association**
211 E 79th St.
Chicago, IL 60619

Leslie Perkins and Edwina Perkins
1432 S. 12th Ave.
Maywood, IL 60153

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EXHIBIT B

Legal Description of the Property

LOTS 11 AND 12 IN GEORGE F. NIXON'S CIVIC CENTER ADDITION TO WESTCHESTER IN THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 1630 S. Mannheim Road, Westchester, Illinois, 60154

Permanent Index No.: 15-20-408-033-0000; 15-20-408-034-0000

Property of Cook County Clerk's Office