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MAILED TO:

JB-Huron LLC
325 W. Huron Street, Suite 230
Chicago, IL 60654



Doc#: 1421244014 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/31/2014 10:25 AM Pg: 1 of 5

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: **James Tortorella et al, Unknown Owners and Non-Record Claimants, et al.** ("**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 who may have 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.13 CH 783 ("**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 5/11-11-15.

WHEREAS, On or about September 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 **June 6, 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:

1. **Principal Amount.** The "Face Amount" of this Certificate equals the sum of **Fifty Eight Thousand Eight Hundred Six and 09/100 Dollars (\$58,806.09)**.

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

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PARTIES EXECUTING THIS
DOCUMENT ARE COPIES AND
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- 3. **Interest Rate.** Interest shall accrue at an annual interest rate of 14%, against the unpaid balance of the certificate as of June 6, 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 June 6, 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 6th day of June, 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

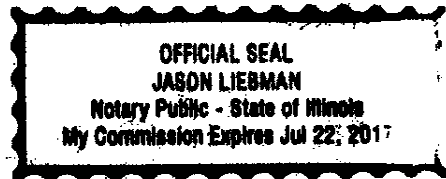
STATE OF ILLINOIS)
)
COUNTY OF COOK) ss.

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: June 6, 2014

Subscribed and sworn before me this 6th day of June, 2014.


Notary Public



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EXHIBIT A

Mortgagees 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.

James G. Tortorella
5861 North Nagel Avenue
Chicago, IL

Robin L. Tortorella 71 Oakwood Lane
Lincolnshire, IL 60069

Astoria Federal Savings and Association
One Astoria Federal Plaza
Lake Success, NY 11042-1085

PNC Bank (as successor in interest to MidAmerica Bank FSB and National City Bank)
4100 W 150th Street
Cleveland, 01-144135

Richard C. Jones
Richard Jones and Associates, Ltd.
77 West Washington Street
Suite 2100
Chicago, IL 60602
ALSO VIA EMAIL -
rjones@rjoncslaw.com

United States of America c/o Joel Nathan
Assistant United States Attorney
219 South Dearborn Street Suite 500
Chicago, IL 60604

Attn: 12070-7000
Capital One Bank (USA) N.A.
15000 Capital One Drive
Richmond, VA 23238-1119

CITIBANK, N.A.
100 Citibank Drive
San Antonio, Texas 78245
ATTN: Legal Department

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Richard Spencer
Codilis and Associates PC
15W030 N Frontage Rd Ste 100
Burr Ridge, IL 60527-6921
ALSO VIA EMAIL -
rick.spencerc@csllgal.com

State of Illinois
c/o Lisa Madigan, Attorney General
100 West Randolph Street
Chicago, IL 60601

Michael Pomerantz
1332 North Halsted Street Suite 100
Chicago, IL 60642

Matthew Wasserman Goian & Christie
70 West Madison Street Suite 1500
Chicago, IL 60602

Unknown Owners & Non-Record Claimants

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EXHIBIT B

Legal Description of the Property

PARCEL 1: LOT 18 IN PAGES THIRD KENILWOOD SUBDIVISION, IN THE NORTHEAST $\frac{1}{4}$ OF SECTION 25, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT OF SAID PAGE'S THIRD KENILWOOD SUBDIVISION RECORDED OCTOBER 19, 1962 AS DOCUMENT 1166023 IN BOOK 37 OF PLATS, PAGE 56, IN LAKE COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS OVER THE WEST 33 FEET OF THE NORTH $\frac{1}{2}$ OF THE EAST $\frac{1}{2}$ OF THE NORTH $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 25, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN AS CREATED BY GRANT OF EASEMENT DATED NOVEMBER 30, 1955 AND RECORDED DECEMBER 20, 1955 AS DOCUMENT 892613, MADE BY OTTO ZSCHAU AND DOROTHY ZSCHAU, HIS WIFE, TO KURT HITKE AND COMPANY, INC., ET AL, AND BY INSTRUMENT DATED JULY 11, 1963 AND RECORDED JULY 12, 1963 AS DOCUMENT 1192069, MADE BY SAID OTTO ZSCHAU AND DOROTHY AVERY ZSCHAU, HIS WIFE, IN LAKE COUNTY, ILLINOIS.

PARCEL 3: EASEMENT FOR INGRESS AND EGRESS OVER THE WEST 50 FEET OF THE SOUTH $\frac{1}{2}$ OF THE EAST $\frac{1}{2}$ OF THE NORTH $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 25, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, AS CREATED BY GRANT OF EASEMENT DATED OCTOBER 27, 1955 AND RECORDED DECEMBER 20, 1955 AS DOCUMENT 892612 AND BY DEED DATED FEBRUARY 10, 1964 AND RECORDED MARCH 31, 1964 AS DOCUMENT 1220396 MADE BY PAGE ENTERPRISES, INC. TO LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST 31928.

Commonly Known As: 1382 KENILWOOD COURT, DEERFIELD, ILLINOIS 60015

Property Identification No.: 15-25-205-007-0000