

1 of 2

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Doc#: 1429545053 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/22/2014 03:03 PM Pg: 1 of 4

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 5/11-31-2(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: **B.A.R. REALTY, LLC., 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.12 M1 400197 ("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 5/11-13-15.

WHEREAS, On or about September 27, 2012, 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 October 15, 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 ONE HUNDRED FORTY THOUSAND SIX HUNDRED TWENTY FOUR AND 55/100 DOLLARS (\$140,624.55). 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.

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

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- 3. **Interest Rate.** Interest shall accrue at an annual interest rate of 18%, against the unpaid balance of the certificate as of October 15, 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 October 15, 2014 Certificate No. 2 was sold or transferred to Claimant for value by Receiver.

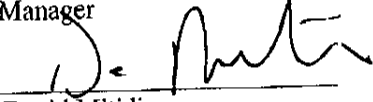
NOW THEREFORE, Pursuant to 65 ILCS 5/11-31-2(a), Claimant claims a lien ("Claimant's Lien") in and to the Property to secure payment of the Principal Balance (as defined in Certificate No. 2).

Dated this 15<sup>th</sup> day of October, 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

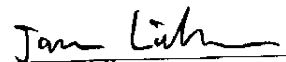
By:   
Name: David Mitidiero  
Its: Manager

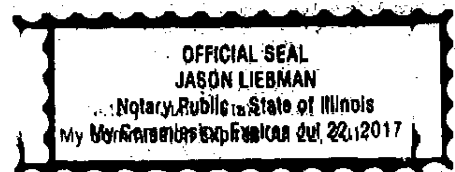
STATE OF ILLINOIS            )  
  )        ss.  
COUNTY OF COOK            )

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: October 15, 2014

Subscribed and sworn before me this  
15<sup>th</sup> day of October, 2014.

  
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.

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

Glenn K. Angel, Esq.  
Senior Counsel  
City of Chicago Law Dept.  
30 N. LaSalle Street, Suite 70  
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Maritza Martinez, Esq.  
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Chicago, Illinois 60607

Rachel Vorbeck, Esq.  
Brown Udell Pomerantz & Delrahim  
1332 N. Halsted Street, Suite 100  
Chicago, Illinois 60642

Unknown Owners & Non-Record Claimants

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## EXHIBIT B

### Legal Description of the Property

#### **PARCEL 1:**

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 .

Commonly Known As: 2023 S. ASHLAND AVE., CHICAGO, ILLINOIS 60608

Property Identification No.: 17-20-318-008-0000

#### **PARCEL 2:**

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.

Commonly Known As: 1538 W. 21<sup>ST</sup> ST., CHICAGO, ILLINOIS 60608

Property Identification No.: 17-20-318-017-0000