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Doc#: 1521501022 Fee: \$50.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/03/2015 10:24 AM Pg: 1 of 7

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

Michael J. Delrahim, Esq.
Brown, Udell, Pomerantz & Delrahim, LTD.
1332 North Halsted Street, Suite 100
Chicago, IL 60642

NOTICE OF LIEN

BROWN, UDELL, POMERANTZ & DELRAHIM, LTD. ("BUPD" or "Certificate Assignee"), an Illinois corporation, with an address of 1332 North Halsted, Suite 100, 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 A** below (the "Unit" or "Owner's Unit"), as well as against any known and unknown owners, lienholders, mortgagees and any person or entity claiming an interest in the Unit, and against any known or unknown claimants of record, in the amount Six Hundred Forty and 31/100 Dollars (\$640.31) per Unit, plus interest as set forth in the Certificate and any costs of collection, and states:

WHEREAS, on February 20, 2009, the City of Chicago (the "City") filed a Complaint in the Circuit Court of Cook County, Illinois, Municipal Department – First District (the "Court"), known as Case Nos. 09-M1-400616, 09-M1-400617, 09-M1-400618 ("Building Code Case"), alleging building code violations affecting the property and buildings commonly known as the 2140-50 Devon Commons Condominiums (the "Property");

WHEREAS, on or about March 22, 2012, the City filed a *Petition for Appointment of General Receiver* in the Building Code Case pursuant to 65 ILCS 5/11-31-2(a);

WHEREAS, on or about May 10, 2012, the Court entered an *Order Appointing A General Receiver* ("Appointment Order"), *inter alia*, appointing John Suzuki ("Receiver") a general receiver with respect to the Property and authorizing Receiver to issue a receiver's certificate for approved fees, costs and expenses of or arising from the receivership.

WHEREAS, the Court also entered an order authorizing Receiver to engage BUPD and its attorneys as his additional counsel at their usual hourly rates;

WHEREAS, pursuant to the Appointment Order and other orders authorizing, directing or ratifying expenses and work by Receiver and agents employed by Receiver, Receiver incurred certain fees, costs and expenses that were submitted to and approved by the Court;

WHEREAS, the Court authorized Receiver to issue Receiver's Certificate No. [5] dated August 12, 2014 ("Certificate No. 5"), reflecting the approved costs and fees of BUPD;

WHEREAS, Section 65 ILCS 5/11-31-2(a) states, in pertinent part:

[S]uch notes or certificates, after their initial issuance and transfer by the receiver, shall be freely transferable and when sold or transferred by the receiver in return

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for a valuable consideration in money, material, labor or services, shall be a first lien upon the real estate and the rents and issues thereof, and shall be superior to all prior assignments of rents and all prior existing liens and encumbrances, except taxes; provided, that within 90 days of such sale or transfer for value by the receiver of such note or certificate, the holder thereof shall file notice of lien in the office of the recorder in the county in which the real estate is located

WHEREAS, on June 11, 2015, Certificate No. 5 was sold, transferred and assigned to BUPD for valuable consideration by Receiver, thereby making the lien evidenced by Certificate No. 5 a "first lien" that is "superior to all prior assignments of rent and all prior existing liens and encumbrances except taxes;"

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

1. Identification and Description of the Real Estate Affected:

2140 W. DEVON AVE. UNIT 1W
 2144 W. DEVON AVE. UNIT 1E
 2144 W. DEVON AVE. UNIT 1W
 2150 W. DEVON AVE. UNIT 1W
 CHICAGO, IL 60659

For description, see **Exhibit A**.

2. Face Amount Of Receiver's Certificate, Together With Interest Payable Thereon:

The initial Face Amount of the Receiver's Certificate No. 5, as of August 12, 2014, was NINETEEN THOUSAND TWO HUNDRED NINE AND 18/100 DOLLARS (\$19,209.18). The Unit only bears a percentage share of this initial Face Amount, which is derived by multiplying this initial Face Amount by the percentage of ownership of the common elements allocated to the Unit, as set forth in **Exhibit B**.

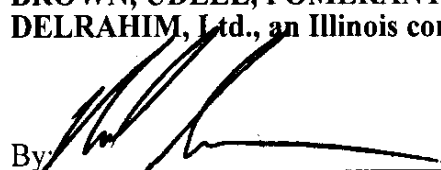
Per Certificate No. 5, the current Principal Balance on this initial Face Amount is increased by (1) interest, at the rate set forth in Certificate No. 5, and (2) any costs of collection of the Holder of the Certificate, including attorneys' fees and costs.

For a thirty (30) day payoff amount on Certificate No. 5 for this Unit, please contact the Certificate Holder in writing.

3. Date of Transfer of Certificate No. 5: June 11, 2015.

Dated this ____ day of July, 2015.

**BROWN, UDELL, POMERANTZ &
 DELRAHIM, Ltd., an Illinois corporation**

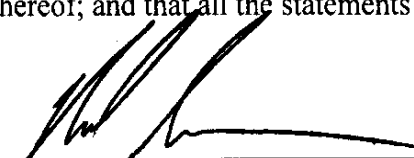
By: 
 Name: Michael J. Delrahim
 Title: Officer

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STATE OF ILLINOIS)
)
COUNTY OF COOK) ss.


The affiant, Michael J. Delrahim, being duly sworn on oath, deposes and says that he is a officer of Brown, Udell, Pomerantz & Delrahim, Ltd., an Illinois corporation; 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 16, 2015

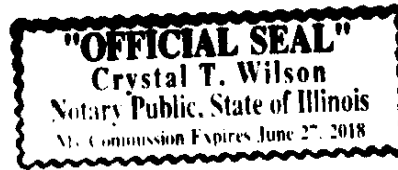


Michael J. Delrahim

Subscribed and sworn before me this
16 day of July, 2015.



Notary Public



Certificate of Service

Upon receipt of the Recorded Copy, Certificate Holder shall send a copy thereof by first-class U.S. mail, postage prepaid, to following individuals and entities who may have an interest in the Unit or the Property. NOTE: This information is provided for convenience purposes only and shall not limit or prejudice Certificate Holder this list be inaccurate or incomplete:

Dacha, Inc.
c/o David A. Grossberg, Registered Agent
233 S Wacker Dr. Suite 6600
Chicago, IL 60606

Community Investment Corporation
c/o John Markowski
222 S. Riverside Plaza Suite 2200
Chicago, IL 60606

Kevin Baldwin
Daley Mohan Groble
55 W. Monroe St., Suite 1600
Chicago, IL 60603

MOHAMMAD SIDDIQI
c/o Rakesh Khanna
Weissberg and Associates, L d.
401 S. LaSalle, #403
Chicago, IL 60605

Demetris Kare
Law Office of Demetris Kare
134 N. LaSalle St., Suite 1840
Chicago, IL 60602
dkare@sbcglobal.net
Counsel for Unit Owner Group

MB Financial Bank, NA as successor in
interest to Broadway Bank
800 W. Madison St.
Chicago, IL 606017

2140-50 Devon Commons Condominium
Association, Inc.
c/o Shlmo Osher, Registered Agent
3410 N. Lake Shore Dr.
Chicago, IL 60657

Chicago Title Land Trust Co.
c/o C T CORPORATION SYSTEM,
Registered Agent
208 S. LaSalle St., Suite 814
Chicago, IL 60604

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EXHIBIT A

Legal Description of the Property

PARCEL 3:

COMMERCIAL SPACE EAST (LOT 11):

THAT PART OF LOT 11 IN BLOCK 4 IN DEVON-WESTERN ADDITION TO ROGERS PARK BEING A RESUBDIVISION OF LOTS 1 TO 24, INCLUSIVE, IN MARGERET FABERS SUBDIVISION OF THE SOUTH 6 CHAINS OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 11; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 11, A DISTANCE OF 2.49 FEET; THENCE NORTH AND PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 1.10 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHEAST CORNER OF THE INTERIOR WALL OF COMMERCIAL SPACE LYING AT AND ABOVE A HORIZONTAL PLANE OF ELEVATION +25.98 (CHICAGO DATUM) AND LYING AT AND BELOW A HORIZONTAL PLANE OF ELEVATION +35.88 (CHICAGO DATUM); THENCE WEST 19.22 FEET; THENCE NORTH 4.17 FEET; THENCE EAST 5.27 FEET; THENCE NORTH 1.18 FEET; THENCE WEST 4.00 FEET; THENCE NORTH 11.50 FEET; THENCE WEST 0.36 FEET; THENCE NORTH 6.85 FEET; THENCE EAST 0.37 FEET; THENCE NORTH 11.48 FEET; THENCE EAST 0.35 FEET; THENCE NORTH 5.54 FEET; THENCE EAST 4.50 FEET; THENCE SOUTH 0.109 FEET; THENCE EAST 6.95 FEET; THENCE SOUTH 5.20 FEET; THENCE EAST 4.28 FEET; THENCE SOUTH 13.60 FEET; THENCE WEST 0.80 FEET; THENCE SOUTH 1.30 FEET; THENCE EAST 0.80 FEET; THENCE SOUTH 24.21 FEET; THENCE WEST 0.20 FEET; THENCE SOUTH 6.33 FEET TO THE POINT OF THE BEGINNING. (ALL CALLS ARE DESCRIBED ALONG THE FINISHED INTERIOR WALLS).

PARCEL 4:

COMMERCIAL SPACE WEST (LOT 12)

THAT PART OF LOT 12 IN BLOCK 4 IN DEVON-WESTERN ADDITION TO ROGERS PARK BEING A RESUBDIVISION OF LOTS 1 TO 24, INCLUSIVE, IN MARGERET FABERS SUBDIVISION OF THE SOUTH 6 CHAINS OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 12; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 12, A DISTANCE OF 2.52 FEET; THENCE NORTH AND PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 1.10 FEET TO THE POINT OF THE BEGINNING SAID POINT BEING THE SOUTHWEST CORNER OF THE INTERIOR COMMERCIAL SPACE LYING AT AND ABOVE A HORIZONTAL PLANE OF ELEVATION +25.43 (CHICAGO DATUM) AND LYING AT AND BELOW A HORIZONTAL PLANE OF ELEVATION +35.3 (CHICAGO DATUM); THENCE NORTH 6.45 FEET; THENCE WEST 0.2 FEET; THENCE NORTH 24.32 FEET; THENCE EAST 1.17 FEET; THENCE NORTH 1.32 FEET; THENCE WEST 1.17 FEET; THENCE NORTH 13.34 FEET; THENCE EAST 3.46 FEET; THENCE SOUTH 1.9 FEET; THENCE EAST 8.96 FEET; THENCE NORTH 6.31 FEET; THENCE EAST 5.6 FEET; THENCE SOUTH 12.86 FEET; THENCE EAST 8.56 FEET; THENCE SOUTH 3.85 FEET; THENCE WEST 8.56 FEET; THENCE

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SOUTH 15.65 FEET; THENCE WEST 0.30 FEET; THENCE SOUTH 0.10 FEET; THENCE EAST 0.30 FEET; THENCE SOUTH 12.03 FEET; THENCE WEST 3.86 FEET; THENCE SOUTH 1.18 FEET; THENCE EAST 5.25 FEET; THENCE SOUTH 4.16 FEET; THENCE WEST 19.25 FEET TO THE POINT OF THE BEGINNING. (ALL CALLS ARE DESCRIBED ALONG THE FINISHED INTERIOR WALLS).

PARCEL 5:

COMMERCIAL SPACE EAST (LOT 13)

THAT PART OF LOT 13 IN BLOCK 4 IN DEVON WESTERN ADDITION TO ROGERS PARK BEING A RESUBDIVISION OF LOTS 1 TO 24 INCLUSIVE IN MARGARET FABERS SUBDIVISION OF THE SOUTH 6 CHAINS OF THE SOUTHWEST ¼ OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

THE VERTICAL BOUNDARY FOR WHICH BEGINS AT AND IS ABOVE A HORIZONTAL PLANE OF ELEVATION +24.53 (CHICAGO DATUM) AND IS LOCATED AT AND BELOW A HORIZONTAL PLANE OF ELEVATION +34.52 (CHICAGO DATUM), AND WHOSE HORIZONTAL BOUNDARY IS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 13; THENCE WEST ALONG THE SOUTH LINE OF LOT 13, A DISTANCE OF 2.51 FEET; THENCE NORTH AND PERPENDICULAR TO SAID SOUTH LINE, A DISTANCE OF 0.97 FEET TO THE POINT OF BEGINNING; SAID POINT BEING THE SOUTHEAST CORNER OF THE FINISHED SURFACE OF INTERIOR WALLS; THENCE WEST 19.11 FEET; THENCE NORTH 4.16 FEET; THENCE EAST 5.33 FEET; THENCE NORTH 1.20 FEET; THENCE WEST 3.95 FEET; THENCE NORTH 21.55 FEET; THENCE WEST 0.97 FEET; THENCE NORTH 4.55 FEET; THENCE EAST 0.95 FEET; THENCE NORTH 18.60 FEET; THENCE EAST 13.59 FEET; THENCE SOUTH 4.65 FEET; THENCE EAST 4.33 FEET; THENCE SOUTH 12.77 FEET; THENCE WEST 0.70 FEET; THENCE SOUTH 2.55 FEET; THENCE EAST 0.70 FEET; THENCE SOUTH 23.97 FEET; THENCE WEST 0.17 FEET; THENCE SOUTH 6.27 FEET; TO THE POINT OF BEGINNING. (ALL CALLS ARE DESCRIBED ALONG THE FINISHED INTERIOR WALLS).

PARCEL 6:

COMMERCIAL SPACE WEST (LOT 14)

THAT PART OF LOT 14 IN BLOCK 4 IN DEVON-WESTERN ADDITION TO ROGERS PARK BEING A RESUBDIVISION OF LOTS 1 TO 24, INCLUSIVE, IN MARGERET FABERS SUBDIVISION OF THE SOUTH 6 CHAINS OF THE SOUTHWEST ¼ OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

THE VERTICAL BOUNDARY FOR WHICH BEGINS AT AND IS ABOVE A HORIZONTAL PLANE OF ELEVATION +23.88 (CHICAGO DATUM) AND IS LOCATED AT AND BELOW A HORIZONTAL PLANE OF ELEVATION +33.88 (CHICAGO DATUM), AND WHOSE HORIZONTAL BOUNDARY IS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 14; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 14, A DISTANCE OF 2.45 FEET; THENCE NORTH AND PERPENDICULAR TO SAID SOUTH LINE, A DISTANCE OF 1.06 FEET TO THE POINT OF THE BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF THE FINISHED SURFACE OF INTERIOR WALLS; THENCE NORTH 6.43 FEET; THENCE WEST 0.25 FEET; THENCE NORTH 12.87 FEET; THENCE EAST 0.85 FEET; THENCE NORTH 1.43 FEET; THENCE WEST 0.85 FEET; THENCE NORTH 10.00 FEET; THENCE EAST 13.92 FEET; THENCE NORTH 0.57 FEET; THENCE EAST 3.56 FEET; THENCE SOUTH 5.15 FEET; THENCE EAST 0.55 FEET; THENCE SOUTH 20.90 FEET; THENCE WEST 3.97 FEET; THENCE SOUTH 1.16 FEET; THENCE EAST 5.30 FEET; THENCE SOUTH 4.15 FEET; THENCE WEST 19.17 FEET TO THE POINT OF THE BEGINNING, ALL IN COOK COUNTY, ILLINOIS. (ALL CALLS ARE DESCRIBED ALONG THE FINISHED INTERIOR WALLS).

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PARCEL 7:

COMMERCIAL SPACE EAST (LOT 15)

THAT PART OF LOT 15 IN BLOCK 4 IN DEVON WESTERN ADDITION TO ROGERS PARK BEING A RESUBDIVISION OF LOTS 1 TO 24 INCLUSIVE IN MARGARET FABERS SUBDIVISION OF THE SOUTH 6 CHAINS OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

THE VERTICAL BOUNDARY FOR WHICH BEGINS AT AND IS ABOVE A HORIZONTAL PLANE OF ELEVATION +23.39 (CHICAGO DATUM) AND IS LOCATED AT AND BELOW A HORIZONTAL PLANE OF ELEVATION +33.39 (CHICAGO DATUM), AND WHOSE HORIZONTAL BOUNDARY IS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 15; THENCE WEST ALONG THE SOUTH LINE OF LOT 15, A DISTANCE OF 2.59 FEET; THENCE NORTH AND PERPENDICULAR TO SAID SOUTH LINE, A DISTANCE OF 1.04 FEET TO THE POINT OF BEGINNING; SAID POINT BEING THE SOUTHEAST CORNER OF THE FINISHED SURFACE OF INTERIOR WALLS, THENCE WEST 19.15 FEET; THENCE NORTH 4.20 FEET; THENCE EAST 5.33 FEET; THENCE NORTH 1.15 FEET; THENCE WEST 3.94 FEET; THENCE NORTH 18.36 FEET; THENCE EAST 0.90 FEET; THENCE NORTH 7.87 FEET; THENCE DEFLECTING EAST FROM THE LAST DESCRIBED COURSE AT AN ANGLE OF 48 DEGREES, 25 MINUTES, 00 SECONDS (CALC), 4.40 FEET; THENCE NORTH 9.52 FEET; THENCE EAST 10.50 FEET; THENCE NORTH 1.54 FEET; THENCE EAST 3.39 FEET; THENCE SOUTH 11.95 FEET; THENCE WEST 0.58 FEET; THENCE SOUTH 3.00 FEET; THENCE EAST 0.58 FEET; THENCE SOUTH 24.18 FEET; THENCE WEST 0.24 FEET; THENCE SOUTH 6.32 FEET; TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS. (ALL CALLS ARE DESCRIBED ALONG THE FINISHED INTERIOR WALLS).

PARCEL 8:

COMMERCIAL SPACE WEST (LOT 16)

THAT PART OF LOT 16 IN BLOCK 4 IN DEVON-WESTERN ADDITION TO ROGERS PARK BEING A RESUBDIVISION OF LOTS 1 TO 24, INCLUSIVE, IN MARGERET FABERS SUBDIVISION OF THE SOUTH 6 CHAINS OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

THE VERTICAL BOUNDARY FOR WHICH BEGINS AT AND IS ABOVE A HORIZONTAL PLANE OF ELEVATION +22.89 (CHICAGO DATUM) AND IS LOCATED AT AND BELOW A HORIZONTAL PLANE OF ELEVATION +32.86 (CHICAGO DATUM), AND WHOSE HORIZONTAL BOUNDARY IS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 16; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 16, A DISTANCE OF 2.58 FEET; THENCE NORTH AND PERPENDICULAR TO SAID SOUTH LINE, A DISTANCE OF 1.03 FEET TO THE POINT OF THE BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF THE FINISHED SURFACE OF INTERIOR WALLS, THENCE NORTH 6.43 FEET; THENCE WEST 0.22 FEET; THENCE NORTH 25.65 FEET; THENCE EAST 0.65 FEET; THENCE NORTH 5.40 FEET; THENCE WEST 0.65 FEET; THENCE NORTH 8.00 FEET; THENCE EAST 4.36 FEET; THENCE NORTH 4.55 FEET; THENCE EAST 13.58 FEET; THENCE SOUTH 18.87 FEET; THENCE EAST 0.80 FEET; THENCE SOUTH 6.47 FEET; THENCE WEST 0.85 FEET; THENCE SOUTH 19.46 FEET; THENCE WEST 3.95 FEET; THENCE SOUTH 1.16 FEET; THENCE EAST 5.35 FEET; THENCE SOUTH 4.19 FEET; THENCE WEST 19.12 FEET TO THE POINT OF THE BEGINNING, ALL IN COOK COUNTY, ILLINOIS. (ALL CALLS ARE DESCRIBED ALONG THE FINISHED INTERIOR WALLS).

PROPERTY IDENTIFICATION NUMBERS:

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PROPERTY IDENTIFICATION NUMBERS: 11-31-316-030-00000; 11-31-316-031-0000; 11-31-316-032-0000; 11-31-316-033-0000; 11-31-316-034-0000; 11-31-316-035-0000

PROPERTY ADDRESSES: 2140 W. DEVON AVE. UNIT 1W
 2144 W. DEVON AVE. UNIT 1E
 2144 W. DEVON AVE. UNIT 1W
 2150 W. DEVON AVE. UNIT 1W
 CHICAGO, IL 60659

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