


# UNOFFICIAL COPY

## MEMORANDUM AS TO EQUITABLE LIEN

BINOY POOTHURAIL, or his  
nominee ("Claimant"), hereby give  
notice of, and claim to, an equitable  
lien as follows:



Doc# 1904608111 Fee \$42.00  
RHSP FEE:\$9.00 RPRF FEE: \$1.00  
EDWARD M. MOODY  
COOK COUNTY RECORDER OF DEEDS  
DATE: 02/15/2019 12:47 PM PG: 1 OF 3

- A. Claimant entered into a Real Estate Sales Contract and a Business Purchase Agreement to purchase real estate and the business conducted thereon at 6400 Belmont Avenue, Chicago, Illinois 60659. A copy of the legal description is attached hereto, marked Exhibit "A" and made a part hereof. Earnest moneys were deposited with respect to the aforesaid Real Estate Sales Contract and Business Purchase Agreement in the sum of Thirty Thousand and 00/100 (\$30,000.00) Dollars. The title holder of record is YARAN MANAGEMENT, INC., an Illinois corporation. Despite the good faith efforts of Claimant as to which the title holder of record was fully aware, the contemplated closing did not occur.
- B. When the contemplated closing did not occur, a notice of default and demand for release of the earnest moneys was submitted by Claimant to the title holder of record. Claimant had always acted in good faith and pursuant to the terms and tenor of both the Real Estate Sales Contract and of the Business Purchase Agreement.

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C. Despite the request for release and return of the earnest moneys from the title holder of record to Claimant, the aforesaid sum of Thirty Thousand and 00/100 (\$30,000.00) Dollars has not been returned or released by the title holder of record to Claimant.

WHEREFORE, Claimant executes and will record this instrument for the purpose of establishing a record of Claimant's equitable lien on the subject matter with respect to, and for the sum of, the earnest moneys, as aforesaid.

  
\_\_\_\_\_(SEAL)  
Binoy Poothurail

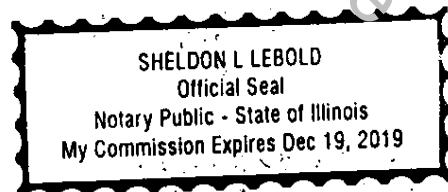
STATE OF ILLINOIS     )  
                                  ) SS  
COUNTY OF COOK     )

I, the undersigned, a notary public in and for the said County, in the State aforesaid, do hereby certify that Binoy Poothurail, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 2 day of February, 2019

  
\_\_\_\_\_  
Notary Public

**MAIL TO:**  
**SHELDON L. LEBOLD**  
**& ASSOC. LTD.**  
16061 S. 94th Avenue  
Orland Hills, IL 60487



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## EXHIBIT "A"

### Legal Description

LOTS 1, 2, 3 AND 4 IN OLIVER L. WATSON'S 2<sup>ND</sup> BELMONT AVENUE ADDITION TO CHICAGO IN THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Commonly known as 6400 Belmont, Chicago, Illinois 60659

PIN: 13-19-434-048-0000

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