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Doc# 2213657021 Fee \$88.00

SHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/16/2022 02:08 PM PG: 1 OF 4

Prepared by and
return to:

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Smith & Weik, LLC
130 W. Liberty Drive
Suite 211
Wheaton, IL 60187
708-386-7207

CLAIM FOR LIEN

Whereas, 6069-71 Milwaukee Ave., LLC ("Owner") is the record owner of the following described real estate:

SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS

LOTS 1 AND 2 IN JAMES AND COMPANY'S MILWAUKEE ADDITION, A SUBDIVISION OF LOT 4 AND PARTS OF LOTS 5 AND 6 IN THE ASSESSOR'S SUBDIVISION OF THE NORTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 5, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

BEING THE SAME PROPERTY CONVEYED TO 6069-71 MILWAUKEE AVE, LLC, GRANTEE, FROM NORTH STAR TRUST COMPANY, SUCCESSOR TRUSTEE TO BANCO POPULAR NORTH AMERICA, UNDER PROVISIONS OF A DEED OF DEEDS IN TRUST, DULY RECORDED AND DELIVERED IN PURSUANCE OF A TRUST AGREEMENT DATED THE 19TH DAY OF DECEMBER, 1946, GRANTOR, BY DEED RECORDED 04/06/2005, AS INSTRUMENT # 0509634072 OF THE COUNTY RECORDS.

AND ALSO

LOT 3 AND LOT 4 (EXCEPT THAT PART CONVEYED TO THE CITY OF CHICAGO BY QUIT CLAIM DEED RECORDED AUGUST 11, 1927, AS DOCUMENT 9745878) IN MURDOCK JAMES AND COMPANY'S MILWAUKEE AVENUE ADDITION, A SUBDIVISION OF LOT 4 AND PART OF LOT 5 AND 6 IN ASSESSORS

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SUBDIVISION OF THE NORTHEAST FRACTIONAL 1/4 AND PART OF THE NORTHWEST OF THE WEST 1/4 OF FRACTIONAL SECTION 5, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

BEING THE SAME PROPERTY CONVEYED TO 6069-71 MILWAUKEE AVE, LLC, GRANTEE, FROM STANDARD BANK AND TRUST COMPANY, SUCCESSOR TRUSTEE TO BANK OF CHICAGO, FORMERLY KNOWN AS EAST SIDE BANK AND TRUST COMPANY, EITHER SOLELY OR AS SUCCESSOR TRUSTEE TO BANK OF LYONS, GRANTOR, BY DEED RECORDED 04/06/2005 AS INSTRUMENT # 0509634073 OF THE COUNTY RECORDS.

Commonly known as 6065, 6067, 6069-6071 N. Milwaukee Ave., Chicago, IL 60646
PINs: 13-05-126-002-0000, 13-05-126-003-0000; 13-05-126-004-0000; and 13-05-126-005-0000

upon recordation of the Trustee's Deed recorded April 6, 2005 as document 0509634072 and the Trustee's Deed recorded April 6, 2005 as document 0509634073. The land conveyed by the two Trustee's Deeds described above is hereinafter described as the "Property".

Whereas, 6069-71 Milwaukee Ave., LLC executed and delivered a Mortgage to Silver Hill Funding, LLC recorded February 28, 2019 as document 1905919353 in the original principal amount of \$276,250.00 ("Mortgage").

Whereas, the Mortgage has been assigned to Community Loan Servicing, LLC, formerly known as Bayview Loan Servicing, LLC ("Lender"), as memorialized by Corporate Assignment of Mortgage recorded December 11, 2019 as document 1934516059.

Whereas, Blazo Gjorev recorded a Memorandum of Judgment on July 6, 2017 as document 1718713023 against defendant 6069-71 Milwaukee Ave., LLC ("Judgment").

Whereas, there is a dispute as to the relative priority of the Mortgage and the Judgment.

Whereas, the Tax and Insurance Reserves account established and maintained by Owner as provided in the Mortgage has become inadequate to pay the real estate taxes for the Property and Lender advanced \$9,336.84 to pay real estate taxes prior to the taxes for 2020, payable in 2021, as provided under Lender's Expenditures in the Mortgage.

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Whereas, Lender has also advanced \$29,029.32 to pay the First Installment of the 2020 real estate taxes against the Property, payable in 2021, also as provided under Lender's Expenditures in the Mortgage.

Whereas, Lender has also advanced \$29,493.03 to pay the Second Installment of the 2020 real estate taxes against the Property, payable in 2021, also as provided under Lender's Expenditures in the Mortgage.

Whereas, Lender has also advanced \$32,187.30 to pay the First Installment of the 2021 real estate taxes against the Property, payable in 2022, also as provided under Lender's Expenditures in the Mortgage.

Whereas, 6069-71 Milwaukee Ave., LLC has made Tax and Insurance Reserves account payments totaling \$29,465.68 in excess of the amount needed to pay for the Commercial Property and Liability insurance, which amount is deducted from the amounts advanced by Lender.

Whereas, Blazo Gjorev and Lender have entered into an Agreement dated March 29, 2021 allowing Lender to pay the real estate taxes due and payable as to the Property and to record a claim for lien which is prior and superior to the Judgment.

Whereas, Lender previously recorded a Claim for Lien on June 25, 2021 as document 2117657008 pursuant to the terms of the Agreement dated March 29, 2021 and the present Claim for Lien includes the amounts included in that Claim for Lien plus additional funds advanced since that time.

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NOW, THEREFORE, Community Loan Servicing, LLC claims a lien against the Property prior and superior to the Judgment in the amount of \$70,580.81 pursuant to the terms and conditions of the Mortgage and in accordance with the provisions of the Agreement with Blazo Gjorev dated March 29, 2021.

IN WITNESS WHEREOF, Lender has executed this instrument by its duly authorized officer this 10th day of May, 2022.

Community Loan Servicing, LLC, formerly known as Bayview Loan Servicing, LLC

By: ALJ

Printed Name Kevin Jonas

Title Senior Vice President

STATE OF Florida)
COUNTY OF Miami-Dade)

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The foregoing instrument was acknowledged before me in this 10th day of May, 2022 by (name and title) Kevin Jonas Senior Vice President of Community Loan Servicing, LLC on behalf of the limited liability corporation.

SEAL

[Signature]
Notary Public

My Commission Expires: 8.25.24

