

UNOFFICIAL COPY



Doc# 2219357041 Fee \$81.00

Claim of Lien

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

KAREN A. YARBROUGH

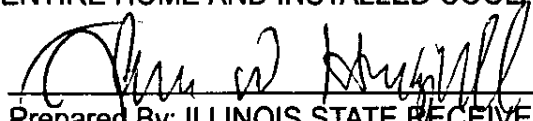
COOK COUNTY CLERK

DATE: 07/12/2022 02:28 PM PG: 1 OF 4

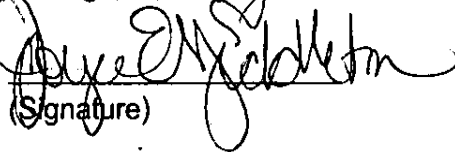
State of Illinois  
County of COOK

The claimant Marketa Govan/ Unique Property Investments LLC., of 10632 S. Vernon, Chicago, 60628 claims a lien upon the following property, situated in COOK County, Illinois, in the city or town of CHICAGO, to wit: LOT 2191 IN FREDERICK H. BARTLETT'S GREATER CHICAGO SUBDIVISION NUMBER5, A SUBDIVISION OF THAT PART LYING WEST OF THE RIGHT OF WAY OF THE ILLINOIS CENTRAL RAILROAD COMPANY OF THE EAST 3/4 OF THE SOUTH 1/2 OF THE NORTH 1/2 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15 TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE PRINCIPAL THIRD MERIDIAN, IN COOK COUNTY, ILLINOIS.

That said lien is claimed to secure an indebtedness of \$85,000.00, plus any recoverable interest and fees, from to wit, the 20th day of December, 2021 to the 24th day of June, 2022 for: TOTAL REHABILITATION, REPLACED DRYWALL AND ALL NEW FLOORING THROUGHOUT THE ENTIRE HOME, NEW KITCHEN, MARBLE COUNTERTOPS, CABINETS AND APPLIANCES, NEW FURNACE WITH DUCTWORK, FINISHED BASEMENT., NEW BATHTUB, REMODELED LAVATORY, TOILETS, SINKS, VANITIES, PAINT THROUGHOUT ENTIRE HOME AND INSTALLED COOLANT AND HEATING SYSTEM, MOLD REMOVAL

  
Prepared By: ILLINOIS STATE RECEIVERS AGENCY  
Address: 100 W. RANDOLPH, CHICAGO, IL 60601  
PIN: 25-15-223-024-0000.

The name of the owner or proprietor of the said property is: Citibank FKA City Corps Savings II, First Fed S&L Assn, Robert Butler, Jacqueline Butler, Fuqua Jacqueline of 10632 S. Vernon, Chicago, IL, 60628.

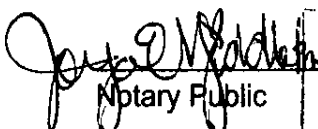
  
(Signature)

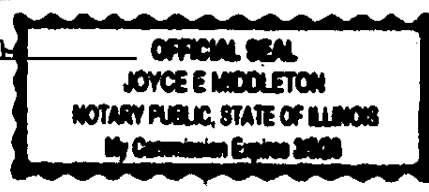
  
Marketa Govan / Unique Property Investments LLC.

NOTARY ACKNOWLEDGMENT

State of Illinois  
County of COOK

This instrument was acknowledged before me on the 24th day of June, 2022, by Marketa Govan/ Unique Property Investments LLC.

  
Notary Public



Print name: Joyce E. Middleton  
My commission expires: 3-9-2026

**UNOFFICIAL COPY**

Doc#221290084  
 RHSP FEE : 99.00 ORD  
 PRECIOUS L. ROBINSON  
 Cook County Illinois Recorders Of Deed Clerk  
 Date: 2/07/2022

OFFICE OF GENERAL COUNSEL  
 Departmental Enforcement Center

### NORTHERN DISTRICT OF ILLINOIS

UNITED STATES OF AMERICA, US HOLDING FINANCIAL  
 MARKETA GOVAN

Plaintiff

) Case number: RC US-RC-10008/ 21-FR 7449302

v.

CITIBANK, CITICORP SAVINGS, FIRST FEDERAL S&L ASSN CHICAGO,

FUQUA JACQUALINE, JACQUALINE BUTLER, ROBERT BUTLER JR., UNKNOWN OWNERS AND

NON-RECORDED CLAIMANTS

Hearing room C-23 LL

DEFENDANTS

**DEPARTMENT OF JUSTICE IN ORDER TO**

**LIEN FOR FINE IN/OR RESTITUTION**

**IMPOSED PURSUING TO THE anti-terrorist**

**AND EFFECTIVE DEATH PENALTY**

Notice is hereby given lien against the property and rights to the property, both real and personal of the defendants named below. Pursuant to the 18 U.S.C 3613 a fine or restitution imposed in a case brought under title 18 of the United States code is a conveyance in favor of the United States. The conveyance arises on the entry of the judgment and continues until the liability is satisfied. Upon all property and right to property, both real and personal, belonging to the defendants pursuant to 18 U.S.C 3613 a notice of conveyance for the property shall be considered.

This cause coming on to be heard on SEPTEMBER 17, 2021, on the plaintiff, UNITED STATES OF AMERICA, US HOLDING FINANCIAL, MARKETA GOVAN . compliant seeking conveyance by Federal hearing commissioner Kandice Black  
 Against the following named defendants:

CITIBANK, CITICORP SAVINGS, FIRST FEDERAL S&L ASSN CHICAGO, FUQUA JACQUALINE, JACQUALINE BUTLER, ROBERT BUTLER Jr +UNKNOWN OWNERS AND  
 NON-RECORDED CLAIMANTS

The COURT being fully advised of the premises of this proceeding and having heard the party's agreement:

# UNOFFICIAL COPY

The NORTHERN DISTRICT RECEIVERSHIP COURT has jurisdiction of the parties here to the subject matter, which is the premises

Located at the following address: **10632 S. VERNON**, Chicago, Illinois, 60628 County, cook (subject Property"), legally described as:

LOT 2191 IN FREDRICK H. BARTLETT'S GREATER CHICAGO SUBDIVISION NUMBERS5, BEING A

SUBDIVISION OF THAT PART LYING WEST OF THE RIGHT OF WAY OF THE ILLINOIS CENTRAL RAILROAD COMPANY OF THE EAST  $\frac{3}{4}$  OF THE SOUTH  $\frac{1}{2}$  AND THE NORTH WEST  $\frac{1}{4}$  OF THE SOUTH EAST  $\frac{1}{4}$  OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL.

PROPERTY LOCATED AT 10632 S. VERNON, CHICAGO, IL, 60628

## PERMANENT INDEX NUMBER: 25-15-223-024-0000

1. Inspector of the State Of Illinois Receivership Court; Federal Official, had inspected Property In the City of Chicago Illinois building inspector Indicated on December 23, 2021, There has been no evidence of owner occupancy which violated Illinois state and federal depreciation and abatement laws and agent JOHN W. HEMPHILL indicated that was none -performance of work ethics sub staining the equity value since the beginning of this case at subject property, CITIBANK, CITICORP SAVINGS, FIRST FEDERAL S&L ASSN CHICAGO, FUQUA JACQUALINE, JACQUALINE BUTLER, ROBERT BUTLER Jr UNKNOWN OWNERS OCCUPANTS AND NON -RECORDED CLAIMANTS Have not shown they have readily available and sufficient assets to Pay said mortgage or occupy or maintain repairs that's necessary to bring the building into compliance with applicable laws. By preponderance of the evidence, the subject building is a public nuisance 823.23 Receivership for public nuisances. of the municipal and federal codes Hope you (The building nuisance Abatement or ordinance) in that the owner failed to show it has readily available and sufficient assets to Make repairs or debts incumbents necessary to bring the building into compliance with applicable laws.

As the subject building constitutes a public nuisance as defined in sub paragraph(s) (1) DEFINITIONS. In this section: (a) "Abatement" means the removal, suspension, improvement, or correction of any condition at a residential property that has been adjudicated to constitute a nuisance. "Abatement" may include the demolition of some or all the improvements on the residential property if the residential property is unoccupied. (b) "Interested party" means any person that possesses any legal or equitable interest of record in the residential property, including the holder of any lien or encumbrance of record on the residential property. (c) "Nuisance" includes a nuisance under s. 254.595. (d) "Purchase money security interest" means any of the following:

1. The interest of a vendor under a land contract relating to the residential property if the contract was recorded prior to the issuance of the notice under sub. (2) (b).
2. The interest of a mortgagee under a purchase money mortgage relating to the residential property if the mortgage was recorded prior to the issuance of the notice under sub. (2) (b).
3. The interest of a beneficiary under a purchase money trust deed relating to the residential property if the trust deed was recorded prior to the issuance of the notice under sub. (2) (b). (e) "Residential property" means land, together with all the improvements erected on the land, that is located in a city, village, or town and used or intended to be used for residential purposes, including single-family, duplex, and multifamily structures, and mixed-use structures that have one or more residential units. (2) RECEIVERSHIP FOR BUILDINGS THAT CONSTITUTE A NUISANCE, AND PURCHASE PROCEDURE. (a) If a residential property is alleged to be a nuisance under this chapter or s. 254.595, the city, village, or town in which the property is located may apply to the circuit court for the appointment of a receiver to abate the nuisance.

In light of the magnitude of the harm caused or which can reasonably be expected to be caused by the Nuisance and the extended to which the defendants have failed to take effective measure to abate the Nuisance, the assignment to a third party designated by the city of all the defendants' rights, title and

# UNOFFICIAL COPY

Interest in the real estate as authorized by the municipal code federal code is reasonable and proper.

4. The RECEIVERSHIP has designated TO THE FEDERAL RECEIVERSHIP LAW SCHOOL CENTER for assignment.

WHEREFORE, IT IS HEREBY ORDERED THAT: DEFENDANTS

A. CITIBANK, CITICORP SAVINGS, FIRST FEDERAL S&L ASSN CHICAGO, FUQUA JACQUALINE, JACQUALINE BUTLER, ROBERT BUTLER Jr ; UNKNOWN OWNERS AND NON-RECORDED CLAIMANTS having been notified by publication and have failed to answer, appear, or otherwise Placed as of defaults and all delegations in the compliant are deemed admitted against said **Defendants**.

B. Judgment is entered in favor of the plaintiff UNITED STATES OF AMERICA, US HOLDING FINANCIAL, MARKETA GOVAN, AGAINST DEFENDANTS CITIBANK, CITICORP SAVINGS, FIRST FEDERAL S&L ASSN CHICAGO, FUQUA JACQUALINE, JACQUALINE BUTLER, ROBERT BUTLER Jr., UNKNOWN OWNERS AND OCCUPANTS AND NON-RECORDED CLAIMANTS ON COUNT IV OF THE CITY'S COMPLAINT Seeking Forfeiture of the subject property to a responsible third party designated by the city count I.II III. V AND VI of the city's a compliance are voluntarily Dismissed without prejudice.

Pursuant to the authority granted this administration hereby forfeits an assign all right title and Interests of CITIBANK, CITICORP SAVINGS, FIRST FEDERAL S&L ASSN CHICAGO, FUQUA JACQUALINE, JACQUALINE BUTLER, ROBERT BUTLER Jr. ; UNKNOWN OWNERS AND OCCUPANTS AND NON- RECORDED CLAIMANTS TO UNITED STATES OF AMERICA, US HOLDING FINANCIAL, MARKETA GOVAN.,

PURSANT TO ILLINOIS SUPREME COURT RULE 30.4 A THIS IS A FINAL AND APPLICABLE ORDER

AND THE ADMINISTRATION FINDS THAT THERE IN NO JUST REASON FOR

DELAYING THE ENFORCEMENT OF APPEAL OF THIS ORDER THE ADMINISTRATION RESERVES JURISIDICION OF THIS ORDER.

REMATTE IS CONTINUED TO 02/07/2022 FOR ENTRY OF DEED conveying the subject property

Pursuant to the forfeiture and assigned ordered in paragraph above/

Plaintiff, UNITED STATES OF AMERICA, US HOLDING FINANCIAL MARKETA GOVAN

Kandice Black., Hearing officer for the NORTHERN

DISTRICT OF ILLINOIS

Kandice Black

Head hearing officer

Federal receiver

Building Enforcement Services

100 W. Randolph Chicago ill 60601

Lower level C23 Hearing room C (312) 929-3801 ET (312) 597-8907

**NORTHERN DISTRICT OF ILLINOIS**

**US**

