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Doc#: 2219639159 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/15/2022 12:11 PM Pg: 1 of 16

Claim of Lien

State of Illinois

County of Cook

The claimant KAMBRI REALTY LLC of 19031 Old LaGrange Road, Suite 210, Mokena, IL 60448 claims a lien upon the following property, situated in Cook County, Illinois, in the city or town of Chicago Ridge, to wit: 10524 Forest Ln.

That said lien is claimed to secure an indebtedness of \$2,325.07, plus any recoverable interest and fees, from to wit, the 20th day of July, 2020 to the 28th day of June, 2022 for: Property Management of 10524 Forest Ln in Chicago Ridge, IL 60415

The name of the owner or proprietor of the said property is: Robert McLaughlin of McHenry, IL 60050.

A copy of the written contract is attached to this claim of lien as Exhibit A.

An itemized list or statement of the labor or materials provided is attached to this claim of lien as Exhibit B.



(Signature)

KAMBRI REALTY LLC (Claimant)

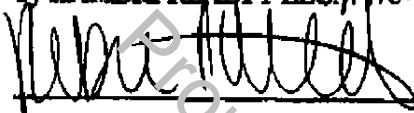
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NOTARY ACKNOWLEDGMENT

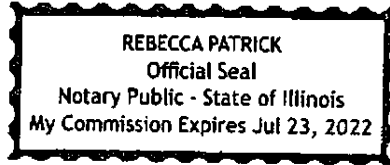
State of Illinois

County of Cook

This instrument was acknowledged before me on the 14th day of July, 2022,
by KAMBRI REALTY LLC, Michael Fisher.



Notary Public



Print name: Rebecca Patrick

My commission expires: 7/23/22

Return after recording and prepared by:
Kambri Realty
19031 Old LaGrange Road, Suite 210,
Mokena, IL 60448

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PROPERTY LEGAL DESCRIPTION:

Lot 105 in Unit #1 of Chicago Ridge Highlands Subdivision, being a subdivision of part of the Northeast Quarter of Section 18, Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

10524 South Forest Lane, Chicago Ridge, IL 60415

PIN: 24-18-219-009-0000

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EXHIBIT A

Property of Cook County Clerk's Office

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RealEstateOnline document certificate: <https://ep RealtyChicago.com/tx>

certificate#1603306-d0e071ee-0500-00000000000000000000

**KAMBRI REALTY, LLC
PROPERTY MANAGEMENT AGREEMENT**

THIS AGREEMENT, made this 20th day of July, 2020, by and between Robert McLoughlin having its principal office at: 10524 S Forest Lane, Chicago Ridge, IL 60415, hereinafter referred to as "Owner," and Kambri Realty, LLC an Illinois limited liability corporation whose principal office is located at: 19031 Old LaGrange Road, Suite 210., Mokena, IL 60448 hereinafter referred to as "Property Manager;" and

WHEREAS, Owner desires to establish a business relationship with Property Manager and appoint Property Manager as its exclusive rental agent, to manage the property(ies) listed in Article 2 hereof; and

WHEREAS, Property Manager is willing to undertake and to establish such business relationship with Owner on the terms and conditions herein set forth:

NOW THEREFORE, in consideration of the respective covenants and undertaking of the Principal and Independent Contractor herein contained, and other good and valuable consideration, the receipt and sufficiency of which is hereby mutually acknowledged, it is hereby agreed as follows:

1. EXCLUSIVE AGENCY:

Owner hereby appoints Property Manager, its employees, agents, successors, and assigns, as its exclusive property manager, with the right to market, rent, lease, operate, control, and manage the property listed in Article 2.

Property Manager reserves the right to appoint additional designated agents for Owner when, in Property Manager's discretion, it is necessary. Owner authorizes Property Manager, from time to time and as reasonably necessary, to allow another who is not an assistant of Owner, to provide similar support to Property Manager in the marketing of Owner's property right to lease and manage the real property(ies) described in Article 2 hereof.

Property Manager will have only those duties to the Owner as are required by statute or other laws in the State of Illinois.

Owner is not bound by another agreement with another broker, for the leasing, management or sale of this property that will affect the timing of this agreement. Should Owner enter into an agreement with another broker, this agreement can be terminated without notice subject to all cancellation fees.

2. PROPERTY ADDRESS: 10524 S Forest Lane, Chicago Ridge, IL 60415

The property includes the entire premises in full unless any areas such as shed(s), storage closet(s), garage, attic, crawl spaces, other storage areas or rooms specifically excluded by Owner in writing.

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RealEstate.com document identifier: https://api.realEstate.com/docs/

certificates/19e330e-d0e0-11e0-8000-000000000000

3. TERM:

The term of this Agreement shall be for a period of one year for the date this agreement is signed and shall automatically renew yearly unless otherwise terminated in writing as provided for herein.

It is mutually agreed by and between the parties that this Management Agreement shall be binding upon the parties' successors, estates, and assigns, and shall remain in full force and effect until termination pursuant to the terms of this paragraph. The initial term of this agreement shall automatically renew for successive year periods unless Owner notifies Property Manager in writing at least a SIXTY (60) days prior to the agreement's anniversary date. Termination by Owner is effective 60 days from when actually physically received by Property Manager.

Owner's Initial(s):

RM

All monies expended by Property Manager shall be paid to Property Manager prior to this cancellation. Property Manager reserves the right to terminate this agreement with 60 days written notice to Owner at any time, or immediately with written or verbal notice if in the opinion of Assistant's legal counsel, Owner's actions or inactions are illegal, improper, or jeopardized the safety or welfare of any tenants or other persons. Property Manager may at its option continue to hold Owner liable for any commissions due, fees due or monies owed Property Manager if the tenant(s) remain in the property after such termination by Property Manager.

4. RENTALS:

Property Manager agrees to use its best efforts and due diligence to lease or rent Owner's property with the following terms:

Prorated or first full months' rent, and security deposit will be collected before occupancy. For properties located in the city of Chicago a Non-Refundable move-in fee will be collected in lieu of a security deposit. All deposits collected shall be disbursed to the owner upon tenant occupancy.

All parties in writing must agree upon any deviation from these terms. Owner agrees to hold Property Manager harmless for any failure to secure tenant(s), any cancellation, and/or failure to collect any rents or monies due from the tenant for any reason.

Rental Rates will be the current market rate as determined in the sole judgment of Property Manager. Notwithstanding any language in the Lease Agreement to the contrary, Late Charges or Fees owed by any tenant(s) and collected by the Property Manager, shall remain the sole property of the Owner.

5. UTILITIES:

If allowed by law and unless otherwise agreed to by the parties, tenant(s) are required to have

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certificate# 10c523b-d2a0-11e6-8398-0000000110138

electric service, gas and all other utilities in their own name. Under no circumstances shall Owner cause the termination of these services and Owner agrees to indemnify Property Manager for any damages or litigation fees/cost incurred by Property Manager if Owner improperly terminates the utility service. Property Manager will deduct bills to the extent of funds available and Owner agrees that Property Manager shall be in no way responsible for nonpayment of or theft of any utility service by tenant(s).

KamBri Realty, LLC is obligated to turn on the utilities on behalf of the owner, a processing fee will be charged to cover the time and effort involved. Utilities are required to be turned off and out of the owner's name starting the first day of the executed lease agreement.

6. INSURANCE / FEES / TAXES / CHARGES:

Owner shall pay direct any condominium maintenance fees, taxes, insurance, mortgages, and other charges. Owner agrees that they shall always maintain public liability insurance coverage on the property. Owner agrees to and does hereby indemnify and hold harmless Property Manager, its employees, agents, and assigns, from any and all claims, suits, damages costs, losses and expenses arising from the management of the property and from any injury to persons and/or property occurring on or about the premises. Owner agrees to indemnify Property Manager for any damages suffered as a result of any lapse in or failure by Owner to maintain insurance coverage. Owner is required to forward a copy of the insurance policy naming KamBri Realty, LLC as the certificate holder and additional insured.

7. HOMEOWNER'S INSURANCE POLICY:

At all times during this agreement while this home is managed by KamBri Realty, LLC, Owner must maintain in effect a public liability insurance policy (homeowner's insurance) that covers losses to the property. This will include an amount equal to the reasonable replacement cost of the property's improvements and containing endorsements showing the insuring party is aware that the home will be leased to prospective tenants. It is required that the Landlord name KamBri Realty, LLC as "Additionally Insured" on their Homeowner's Insurance Policy.

8. RENT AND OTHER FUNDS:

Property Manager shall deposit all monies except security deposits collected on behalf of Owner in an account which is insured by the FDIC. The Property Manager shall disburse funds to Owner on the 20th of each month after deducting any management fees as outlined in section 13 and expenses paid on behalf of Owner. Property Manager does not hold security deposits. Security deposits provided will be made out to the Property Owner and mailed/delivered to the Property Owner.

Property Manager shall not be held liable in the event of bankruptcy or failure of such depository. Such operating account shall not be required to bear interest.

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Property Clerk's Office document identifier: <https://pco.kambridgerealty.com/doc/cas/1204/1204330-4100-1100-0000-00000710100>

9. TENANT MANAGEMENT:

On Owner's behalf, Property Manager may deliver default notices to tenant(s) as necessary. Any legal notices or institution of eviction or damage proceedings against tenant(s), through the courts or otherwise, will only be taken upon the written direction of the Owner. When authorized, Property Manager may refer Owner to an attorney to perform an eviction of any tenant that is not in compliance with the lease terms. Costs and attorney's fees to evict tenant(s) or otherwise enforce the lease agreements will be the responsibility of the Owner and Owner agrees to hold Property Manager harmless for same.

Owner warrants that the unit to be managed is a legal rental unit and rental of same will not be in violation of any rules, laws or ordinances. Per Illinois Statute, KamBri Realty, LLC as the Exclusive Property Manager represent Owner for any court hearings, evictions, etc. as the Property Manager.

Property Manager IS GIVEN AUTHORITY TO SIGN ALL LEASES AS AGENT FOR THE Owner.

10. DAMAGES or MISSING ITEMS:

Property Manager is not responsible for damages to the premises or items missing, switched out, lost or damaged under any circumstances, including but not limited to, theft, vandalism or negligence of tenant(s) or their guests. In furnished units, Property Manager at departure will check an inventory. In the event tenants damage the premises or owe any monies to the Owner, Property Manager is given the exclusive authority to determine in its professional judgment the amount due, charge the tenant accordingly and/or settle with the tenant(s) upon advice of Property Manager's legal counsel. Property Manager is given the power to make claim(s) upon the security deposit on behalf of Owner and Property Manager shall not be held liable for any failure to make claim(s) on any damages, which were not readily apparent to Property Manager.

11. STORMS and ACTS OF GOD:

Property Manager shall not be responsible to take any precautionary measures to avoid any damages from any acts of God.

12. AGENT'S AUTHORITY:

Property Manager is granted by the Owner the right to manage the property as the Property Manager deems necessary, to collect all rental and other funds including NSF fees, late rental fees & credit report fees that may be due to Owner, to cooperate with other AGENTS or assign or sell the management account as Property Manager may see fit, to require releases from all parties in the event of a controversy before disbursing funds and to do all those things Property Manager deems necessary for the efficient management of the property with the exception of authority or responsibility expressly retained by Owner in writing.

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Ready, Stated, Official Government seal/blank: <https://app.lawson.com/office.com/blank> certificate#4163330-0200-1100-0000-000309719130

13. REPAIRS TO PROPERTY & HOLD HARMLESS:

Property Manager is given the right to spend in the amount not to exceed **\$300.00** in any one month to purchase items, cleaning, make repairs, and Owner agrees that a reserve will be held in that amount for those repairs. In that the anticipated repairs exceed \$300.00 no work will be commenced on the property until the repair has been approved by the Owner and the monies are advanced to the Property Manager.

Property Manager will arrange for all repairs, inspections, maintenance and cleanings, unless Owner has notified Property Manager in writing prior to the commencement of repairs to use someone else that Owner has selected, and Owner makes arrangement with third party directly. Owner will defend and hold Property Manager harmless to any court action, suits or damages to the property.

If, in the sole discretion of the Property Manager, repairs are needed to bring the property up to an acceptable rental condition which exceed the sum of \$300.00, then:

1. If Owner agrees said repairs are needed, Property Manager shall secure two bids for the work to be performed and seller, upon acceptance of the bid, shall fund his account with the necessary funds to cover the bid; or
2. If Owner does not agree that said repairs are needed, then Property Manager may immediately terminate this agreement.

Owner agrees that they shall pay third party and shall indemnify and hold Property Manager harmless for payment of same. It is agreed and understood that as between the Owner and the Property Manager all persons employed in connection with the premises are employees of the Property Manager. All fees occurred (maintenance, law fees) are subject to processing fees.

In case of emergency, i.e. air conditioning, heat, refrigerator, range, or plumbing, or any other repair the Property Manager deems an emergency and/or necessary in Property Manager's sole judgment for the safety of the tenant(s) or the welfare of the property, Property Manager has the authority to institute repairs, even if over the aforementioned limit. Owner agrees to remit to Property Manager the estimated amount of the repairs within 48 hours or the next business day, whichever is shorter. Failure of the Owner to remit the estimated payment within this time period may result in the Property Manager stopping all work until payment is received and delaying the repairs.

In an emergency, Property Manager has the authority to hire contractors to make emergency repairs to the property without regard to the expense limitations that the Property Manager determines are necessary to protect the property or the health or safety of an ordinary tenant. The Property Manager has permission to contract, at owner's expense or owner's name, for utilities and maintenance to the property during times that the property is vacant, including but not limited to electricity, gas, water, alarm monitoring, cleaning, yard maintenance, and other regularly recurring expenses that Property Manager determines are reasonable to maintain and care for the property.

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PropertyDoc.com document verification: <https://api.propertydoc.com/verify/11063335-d1a6-11ee-8900-000000000000>

14. PROPERTY MANAGER'S COMPENSATION:

- **RENTAL COMMISSION:**

If during the terms of this agreement the Property Manager or any other party shall locate a tenant ready, willing and able to lease said property upon terms and conditions acceptable to the Owner, Owner agrees to pay Property Manager one month's rent. (Property Manager at its discretion may or may not pay a portion of the rental commission to a co-op Broker.) Nothing herein contained shall obligate the Property Manager to advance its own funds on behalf of the Owner.

- **MONTHLY MANAGEMENT SERVICES:**

In addition to the rental commission, Property Manager shall be compensated at a rate of \$125.00 per month ("Monthly Management Fee") per occupied single family unit, \$85 per occupied unit for a two unit building and \$75 per occupied unit for any building of three or more units which will be deducted from rent collection as outlined in section 8.

The Monthly Management Fee shall cover the following services:

1. Rent and late fee collection
2. Tenant calls
3. Tenant disputes
4. Maintenance work order assessment
5. Vendor dispatching of an appropriate and available technician/company.
6. Acquiring bids from vendors (max 2), additional bids can be obtained at \$50.00 per bid
7. Vendor negotiations
8. Coordinated vendor and tenant schedules to complete work
9. Disbursements and payouts
10. Maintaining utilities when vacant and/or has common areas
11. Record/bookkeeping
12. Conference call with owner each month
13. Monthly status report on each property, if requested

The following services are not covered under the Monthly Management Fee and may result in additional charges. Any additional charges will be brought to the attention of the Owner before the service is performed. Possible Owner authorized payments include but are not limited to:

1. Building management sign required by ordinance for City of Chicago properties: \$80.00
2. Bi-Annual property inspection per inspection: \$75.00 for SF properties or \$55.00/unit for multi-family building if all inspected at the same time
3. Rekey building: \$65 per lock plus 1 trip fee or upon new building on-boarding: \$45 per lock plus 1 trip fee
4. Lease renewals: One half of one month's rent
5. Negotiating and Executing Cash for Keys with tenant: \$175
6. Misc trips to property by property manager: \$45.00 minimum
7. Evictions including Attorneys Fees, Court Costs, Sheriff, lock changes, unit clean-out

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RealEstate.com document certificate: <https://api.realestate.com/cert>

certificate#19639159-000-1166-0005-00056770136

8. Owner Portal IT: \$90.00 annually

Property Manager will negotiate and execute leases on owner's behalf at market rates of not less than 6 months, and no more than 24 months. Property Manager negotiates and executes any amendments, extensions, or renewals to any lease for the property on the owner's behalf. Property Manager will use discretion and terminate leases for the property, negotiate lease terminations, and serve notices of termination.

Property Manager will negotiate and make reasonable concessions to tenants on a case by case basis.

- **MANAGEMENT FEE:**

The management fee will apply for all full or partial months when the unit has been occupied by a tenant under this agreement. Under the terms of this agreement you agree to keep your account in good standing.

Owner agrees to pay Property Manager a lease renewal fee. The fee will be one half of one month's rent amount on any lease agreement that the Owner and Tenant renew.

15. NOTICES:

Whenever any notice is required in this agreement or desire to communicate formally or legally by Owner to Property Manager notice must be in writing and mailed certified or return receipt requested to the address as indicated hereafter, and deemed delivered upon actual physical receipt thereof, not date of mailing.

16. ELECTRONIC SIGNATURES:

The Parties agree that this Agreement, as well as any amendment thereto, may be executed electronically and as such electronically signed documents shall be binding as if originals.

17. OWNERS DELINQUENCY:

Owner is not delinquent in the payment of any property taxes, owner's association fees, property hazard insurance, or mortgage; the property is not subject to any jurisdiction of any court. All information provided to Broker is true and correct to the best of the owner's knowledge.

18. LATE PAYMENTS & COLLECTION FEES:

If Owner becomes delinquent in making any payments due hereunder to Property Manager and said delinquency is not cured within thirty (30) days of the original due date, in addition to the amount owed, Owner shall be liable to pay Property Manager an additional sum of interest

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Property Manager Office document identifier: <https://portal.realtycookoffice.com/101> | ID: 11111111-1111-1111-1111-111111111111

calculated at the rate of 16% per annum on the outstanding amount owed until paid, as well as all costs of collection, including by way of illustration and not limitation, all court costs and attorneys' fees.

19. DESIGNATED MANAGING AGENT'S GUARANTEE: DELINQUENCY:

Managing Agent will guarantee the placement of a tenant for a minimum of six (6) months. If the selected tenant vacates the property prior to the lease agreement's six-month anniversary, Property Manager agrees to waive its fees associated with the finding and placement of a new tenant. (NOTE: all other fees and costs, including attorney fees to secure possession of the property, shall remain the Owner's sole responsibility.)

20. COMPENSATION:

Owners should consider this notice that on occasion, KamBri Realty, LLC may receive incentives, reimbursements, referral fees, or cash payments from business associates, contractors, and vendors to refer or participate in joint business arrangements relating to repairs, inspections, improvements, maintenance, referrals, or group marketing efforts.

21. PHOTOGRAPHS:

KamBri Realty, LLC has partnered up with several locally owned professional photographers who bring equipment to a photo shoot far more expensive than would be practical for us to purchase. The end result is an extremely attractive representation of your home with the best pictures and video that can possibly be taken. In this management plan, this is an OPTIONAL upgrade to our standard marketing at a cost of \$250 per photographic session.

22. IN COMPLIANCE WITH THE FEDERAL FAIR HOUSING ACT:

In accordance with the Federal Fair Housing laws, the National Association of Residential Property Managers (NARPM), and the National Association of Realtors Code of Ethics, Broker's services must be provided and the property must be shown and made available to all persons without regard to race, color, religion, national origin, sex, disability, familial status, sexual orientation, or gender identity.

Owner will not ask or expect Property Manager, its agents, successors, and/or assigns to place any restrictions on your property based on a prospective tenant(s) racial, religious, handicap, sex, national origin, source of income or familial status. FEDERAL AND STATE LAWS prohibit Property Manager from placing any restrictions on the property for rent.

23. COMPLIANCE:

The Property Manager does not assume and is given no responsibility for compliance of any building on the premises or any equipment therein with the requirements of any statute,

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County Clerk's Office document identifier: https://api.clerk.cookcountyil.gov/docs/..._certificates/1045360-2020-1 (tax-2205-000200710736)

ordinance, law or regulation of any governmental body or of any public authority or official thereof having jurisdiction, except to notify or forward to the Owner promptly any complaints, warnings, notices or summonses received by it relating to such matters. The Owner represents that to the best of his/her knowledge the premises and such equipment comply with all such requirements and authorizes the Property Manager to disclose the Ownership of the premises to any such officials and agrees to indemnify and hold harmless the Property Manager, its representatives, servants and employees, of and from all loss, cost, expense and liability whatsoever which may be imposed on them or any of them by reason of any present or future violation or alleged violation of such laws, ordinances, statutes or regulations. In the event it is alleged or charged that any building on the premises or any equipment therein or any act or failure to act by the Owner with respect to the premises or the sale, rental, or other disposition thereof fails to comply with, or is in violation of, any governmental body or any order or ruling of any public authority or official thereof having or claiming to have jurisdiction there over, and the Property Manager in its sole or registered managing agent with respect thereto may result in damage or liability to the Property Manager the Property Manager shall have the right to cancel this agreement at any time by written notice to the Owner of its election so to do, which cancellation shall be effective upon the service of such notice. Such notice may be served personally or by registered mail, on or to the person named to receive the Agent's monthly statement at the address designated for such person that shall be submitted to Agent at the time of contract being executed, and if served by mail shall be deemed to have been served when deposited in the mails. Such cancellation shall not release the indemnities of the Owner set forth in this contract and shall not terminate any liability or obligation of the Owner to the Property Manager for any payment, reimbursement or other sum of money then due and payable to the Property Manager hereunder.

24. PROPERTY UPKEEP:

Owner agrees to follow Illinois Owner Laws in particular regarding upkeep of the said property. If evidenced neglect of the said property is found and there is no attempt by the Owner to correct the problem within a reasonable time frame; the Property Manager has the option to terminate this contract immediately.

25. LEGAL FEES:

Property Manager WILL NOT BE RESPONSIBLE FOR ANY LEGAL FEES INCURRED FOR EVICTION. IT IS THE OWNERS RESPONSIBILITY TO PAY ALL LEGAL FEES INCURRED FOR ANY LEGAL ACTION TAKEN AGAINST THE TENANT. Liability of Property Manager: Owner hereby agrees to hold Property Manager its employees, agents and assigns harmless from, and to defend Property Manager against, any and all claims, charges, debts, demands and lawsuits. Owner agrees to pay Property Manager's attorney's fees related to Property Manager's management of the herein-described property and any liability for injury on or about the property, which may be suffered, by any employee, tenant or guest upon the property. Owner agrees to maintain enough and prudent all risks property insurance and that the assistant shall be an additionally named insured. Owner shall provide a copy of such insurance policy to the assistant for the Property Manager's records.

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26. NONDISPARAGEMENT/REPRESENTATIONS:

OWNER, TENANT and PROPERTY MANAGER mutually agree, that as additional consideration, specifically the mutuality of this clause, each is prohibited from making disparaging remarks/statements or publications regarding the other to any third party, internet, web-based, cloud based, or "review" type publication site, effective the date of this agreement. This provision relates to remarks/statements/publications/opinions/evaluations or any other thought process reduced to writing regarding: (1) this agreement; (2) any parties' performance under this agreement; (3) the lease agreement to which this provision is an addendum to; (4) any duty or obligation or action of or by the property manager that relates to or touches upon the management of this property. If any dispute arises regarding whether any remark, statement, or publication is disparaging, the parties agree that for purposes of this provision, expressly including the enforcement of this provision detailed below, that any remark, statement, or publication shall be irrefutably deemed disparaging if: (1) the other party requests, in writing, that the writing/publishing party remove the remark and/or publication; and (2) the remark and/or publication is not removed within 72 hours of said requests. OWNER, TENANT, and PROPERTY MANAGER mutually agree that damages for failure to comply with this provision shall be liquidated at three hundred dollars per day for each remark/statement/representation that is disparaging or is not removed within 72 hours of request to remove said remark/statement/representation. OWNER, TENANT, and PROPERTY MANAGER further agree that enforcement of this provision is appropriate through a temporary restraining order and/or injunctions and permanent injunctions, notwithstanding any rights under the First Amendment to the United States and/or Illinois Constitutions or other codified statute, regulation, or code and that any party who prevails on enforcement of this provision, whether for monetary damages or injunctive relief is entitled to recover attorney fees against the other. The parties to this agreement agree that this provision shall survive the termination, expiration or cancellation of the lease and this agreement in enforceable at any time should any party publish a remark/statement/publication or other writing which is subject to this provision. Venue - OWNER, TENANT, and PROPERTY MANAGER expressly submit to the jurisdiction of the State of Illinois and agree that venue in any litigation touching or concerning this agreement shall be proper ONLY in Illinois.

Robert McLaughlin

07/28/2020

OWNER SIGNATURE

DATE

Karyn Murphy

07/28/2020

PROPERTY MANAGER

DATE

954 Armistead Ln McHenry, IL 60060

708-227-1733

OWNER'S MAILING ADDRESS

OWNER'S PHONE NUMBER

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EXHIBIT B

Property of Cook County Clerk's Office

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KamBri Realty LLC
 19031 Old LaGrange Road
 Suite 210
 Mokena, IL 60448
 (708) 888-5271



Robert McLaughlin
 954 Armistead Ln
 McHenry, IL 60050

Owner Statement
 Jun 01, 2022 - Jun 28, 2022

10524 Forest Ln Chicago Ridge, IL 60415-PMA Ends 5/19 - 10524 Forest Lane, Chicago Ridge, IL 60415

Property Cash Summary

Beginning Balance	-2,288.01
Cash In	0.00
Cash Out	-17.59
Ending Cash Balance	-2,303.60
Unpaid Bills	-21.47
Net Owner Funds	-2,325.07
Please Remit Balance Due	2,325.07

Transactions

Date	Payee / Payer	Type	Reference	Description	Cash In	Cash Out	Balance
				Beginning Cash Balance as of 06/01/2022			-2,288.01
06/07/2022	KamBri Realty LLC	Check	3886-4010	Electricity - Final electric bill 5/9-5/20		17.59	-2,303.60
				Ending Cash Balance			-2,303.60
Total					0.00	17.59	

Bills Due

Due Date	Payee	Description	Unpaid
06/28/2022	LLC, KamBri Realty	Final gas bill	21.47
Total			21.47