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Doc#: 2233928194 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/05/2022 11:45 AM Pg: 1 of 3

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

Chicago Neighborhood Resources LLC
2870 N Elston Ave., Floor 1
Chicago, IL 60618
847-722-4854

NOTICE OF LIEN

FGL Holdings, LLC ("Claimant"), an Illinois limited liability company, with an address of 2870 N Elston Ave, 1st Floor, Chicago, IL 60618, pursuant to 65 ILCS 5/11-31-2(a) hereby files this Notice of Lien against the real estate more fully described in below against the interest of the following persons, trusts, entities in the real estate: **Nia Smith, Unknown Owners and Non-Record Claimants, et al.** ("Interested Parties"), mortgages, and any person or entity claiming an interest in any portion of the Property (as defined below) including those listed on attached Exhibit A and states:

WHEREAS, on information and belief, Owner was the owner in fee of the building located at the following described land in Cook County, Illinois (the "Property"):

PIN 20-17-105-004-0000

LOT 27 IN 55TH STREET BOULEVARD ADDITION IN THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 1317 W. Garfield Blvd, Chicago, IL 60636

WHEREAS, City of Chicago (the "City") a municipal corporation filed a Complaint in the Circuit Court of Cook County, Illinois, Municipal Department- First District (the "Court"), known as Case No. 17 M1 400466 ("Building Code Case"), with respect to the Property.

WHEREAS, the City filed its *Petition for Appointment of a Limited Receiver* in the Building Code Case pursuant to 65 ILCS 5/11-31-1, 5/11-31-2 and 5/11-13-15.

WHEREAS, On or about May 23rd, 2019, the Court entered an *Order Appointing A Limited Receiver and Authorizing Action by the Receiver* ("Appointment Order"), *inter alia*, appointing Chicago Neighborhood Resources LLC ("Receiver") a limited receiver with respect to all or a portion of the Property and authorizing Chicago Neighborhood Resources, LLC to issue receiver's certificates for the cost and expenses of the receivership.

WHEREAS, on December 2nd, 2021, Chicago Neighborhood Resources, LLC issued Certificate No. [1] with an effective date of August 31st, 2021 ("Certificate No. 1") pursuant to Order by the Court dated December 2nd, 2021 in the amount of \$9,624.50 and bearing interest at 10% per annum for costs and fees.

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WHEREAS, on December 2nd, 2022 Certificate No. 1 was sold or transferred to FGL Holdings, LLC for valuable consideration by Chicago Neighborhood Resources, LLC

NOW THEREFORE, Pursuant to 65 ILCS 5/11-31-2(a), Claimant claims a lien ("Claimant's Lien") in and to the Property to secure payment of the principal balance of Certificate No. 1.

Dated this 2nd day of Dec, 2022

FGL Holdings, LLC

By: [Signature]
Name: Philip Bettiker
Its: Manager

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

The affiant, Philip Bettiker, being duly sworn on oath, deposes and says that he is the authorized signatory of FGL Holdings LLC, an Illinois limited liability company, that he has read the foregoing Notice of Lien and knows the contents thereof, and that all the statements therein contained are true.

Dated: 12/2/22

[Signature]

Subscribed and sworn before me this 2nd day of December, 2022.

[Signature]
Notary Public



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EXHIBIT A

Mortgages and Others with an Interest in the Property

Note: This information is provided for convenience purposes only and shall not limit or prejudice Claimant should the mortgagees and other with an interest in the Property listed be inaccurate or incomplete.

Corporation Counsel
2 N. LaSalle Street, Suite 320
Chicago, IL 60602

Nia Smith
1317 W. Carfield Blvd.
Chicago, IL 60636

Unknown Owners & Non-Record Claimants

Property of Cook County Clerk's Office