

# UNOFFICIAL COPY



Doc# 2303157000 Fee \$46.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/31/2023 09:32 AM PG: 1 OF 5

Recording requested by: \_\_\_\_\_

Space above reserved for use by Recorder's Office

When recorded, mail to: \_\_\_\_\_

Document prepared by: \_\_\_\_\_

Name: Kevin Lewis & Tiesha Flowers

Name Kyle Wilder

Address: 5030 190th St.

Address 5500 S. Shore Dr. Ste 107

City/State/Zip Country Club Hills IL 60478

City/State/Zip Chicago IL 60637

## Claim of Lien

State of Illinois

County of COOK

I, Kyle Wilder (Christian Kennedy Development Group), being duly sworn, state the following:

In accordance with an agreement to provide labor and/or material, I did furnish the following labor and/or materials: Rehabilitation of property at 9726-28 S. Charles St. Chicago IL 60643

on the following described real property located in COOK County, State of Illinois, commonly known as:

PIN 25-07-219-036-0000

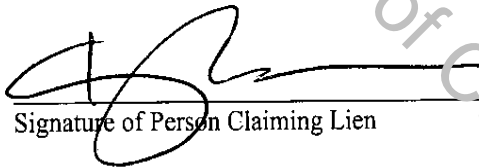
and legally described as: 9726-28 S. Charles St. Chicago IL 60643

which property is owned by KNT Realty Holdings, whose address is 5030 190th St. Country Club Hills IL 60478, of a total value of \$ 101,400.00, of which there remains unpaid \$ 62,200.00, and I further state that I furnished the first of the items on the date of August 18th, 2022, and the last of the items on

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the date of January 5<sup>th</sup>, 2023

I hereby, under the laws of the State of ILLINOIS, claim a lien against the above-described property in the amount of money, stated above, which remains unpaid to me.

  
Signature of Person Claiming Lien

Kyle Wilder  
Name of Person Claiming Lien

Address of person claiming lien:

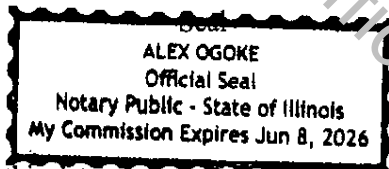
On Kyle Wilder came before me personally and, under oath, stated that he/she is the person described in the above document and that he/she signed the above document in my presence.

Alex Ogoke  
Notary Signature

Notary Public,

In and for the County of Cook State of ILLINOIS

My commission expires: June 8, 2026



### CERTIFICATE OF MAILING

I, \_\_\_\_\_, certify that on this date, \_\_\_\_\_, I have mailed a copy of this Claim of Lien by USPS certified mail, return receipt requested, in accordance with the law, to:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature of Person Mailing Claim of Lien

\_\_\_\_\_  
Name of Person Mailing Claim of Lien

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WARRANTY DEED  
ILLINOIS STATUTORY  
LLC TO LLC

Doc#: 2222246044 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/10/2022 09:52 AM Pg: 1 of 3

Dec ID 20220601663656  
ST/CO Stamp 0-224-174-672 ST Tax \$250.00 CO Tax \$125.00  
City Stamp 2-118-165-072 City Tax: \$2,783.87

**FIRST AMERICAN TITLE**  
**FILE # AF1024841**

Preparer File: AF1024841  
FATIC No.: 201804751005

THE GRANTOR, ULTIMA DEVELOPMENT LLC, a limited liability company created and existing under and by virtue of the laws of the State of IL and duly authorized to transact business in the state of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Managers of said limited liability company, CONVEY(S) and WARRANT(S) to KNT REALTY HOLDING, INC a corporation created and existing under and by virtue of the laws of the State of ILLINOIS and duly authorized to transact business in the state of ILLINOIS, the following described Real Estate situated in the County of COOK in the State of IL, to wit:

**See Exhibit "A" attached hereto and made a part hereof**

SUBJECT TO: General taxes for the year 2021 and subsequent years


Permanent Real Estate Index Number(s): 25-07-219-036-0000

Address(es) of Real Estate: 9728 S CHARLES STREET  
CHICAGO, IL 60643

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its MEMBER, this:

28 day of June, 20 22

ULTIMA DEVELOPMENT LLC

By   
MARIEKA DUNCAN THOMAS, SOLE MEMBER



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STATE OF ILLINOIS, COUNTY OF COOK \_\_\_\_\_ SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that MARIEKA DUNCAN THOMAS, personally known to me to be the SOLE MEMBER of the ULTIMA DEVELOPMENT, LLC, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such SHEILA P GOODWIN signed and delivered the said instrument, pursuant to authority given by the Managers of said limited liability company, as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 28 day of June, 2022.



Smccray  
Notary Public

Prepared by:  
Alex Ogoke, Esq.  
Cardinal Legal Group, P.C  
123 W. Madison St. Suite 1400  
Chicago, IL 60602

Mail to:

KNT REALTY HOLDING, INC  
**5030 190TH ST**  
**COUNTRY CLUB HILLS IL 60478**

Name and Address of Taxpayer:  
KNT REALTY HOLDING, INC  
**5030 190TH ST**  
**COUNTRY CLUB HILLS IL 60478**



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## EXHIBIT A

### LEGAL DESCRIPTION

Legal Description: THE NORTH 1/2 OF LOT 33 IN BLOCK 5 IN HILLIARD AND DOBBINS FIRST ADDITION TO WASHINGTON HEIGHTS, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 7, AND THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 25-07-219-036-0000 (Vol. 453) and 25-07-219-036-0000

Property Address: 9728 S Charles St, Chicago, Illinois 60643

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

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