

UNOFFICIAL COPY

Doc#: 2305349021 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/22/2023 09:30 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

NOTICE OF LIEN

FMV RI II, LLC ("Claimant"), an Illinois limited liability company, with an address of 160 N. Wacker Drive, 4th Floor, Chicago, IL 60606, 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: **TR #17270 Chicago Title Land Trust, BMO Harris Bank, Monica Perez, Lizzette Perez, 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");

Property Identification No.: 16-01-216-009-0000

LOT 16 IN BLOCK 2 IN HUMBOLDT PARK RESIDENCE ASSOCIATION, A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 2739 W HIRSCH ST CHICAGO IL 60622
and that located thereon is a

- 3 Story(s) Building
- 3 Dwelling Units
- 0 Non-Residential Units

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. 18 M1 401387 ("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 April 14th, 2022, 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.

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WHEREAS, on February 2nd, 2023 Chicago Neighborhood Resources, LLC issued Certificate No. [1] with an effective date of December 14th, 2022 ("Certificate No. 1") pursuant to Order by the Court dated February 2nd, 2023 in the amount of \$96,261.00 and bearing interest at 18% per annum for costs and fees.

WHEREAS, on February 7th, 2023, Certificate No. 1 was sold or transferred to FMV RL II, 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 7th day of February, 2023

FMV RL II, LLC

By: [Signature]
Name: Jack Buck
Its: Authorized Signatory

STATE OF ILLINOIS)
)
COUNTY OF COOK) ss.

The affiant, Jack Buck, being duly sworn on oath, deposes and says that he is the authorized signatory of FMV RL II 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: 2/7/2023

[Signature]
Jack Buck

Subscribed and sworn before me this

[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.

Counsel, Buildings and License Enforcement
City of Chicago, Department of Law
2 N. LaSalle Street, Suite 320
Chicago, IL 60602

BMO Harris Bank
C/O Codilis & Associates, P.C.
15W030 N Frontage Rd Suite 100
Burr Ridge, IL 60527

LIZZETTE PEREZ
2518 W. AUGUSTA BLVD.
CHICAGO IL 60622

LIZZETTE PEREZ
2818 W. AUGUSTA BLVD.
CHICAGO IL 60622

MONICA PEREZ
1809 W AUGUSTA BLVD
CHICAGO IL 60622

MONICA PEREZ
2528 W AUGUST A BLVD
CHICAGO IL 60622

TR#17270 CHICAGO TITLE LAND TRUST
10 S LASALLE ST
CHICAGO IL 60603

MONSERRATE HERNANDEZ
2530 W AUGUSTA
CHICAGO, IL 60622

Unknown Owners & Non-Record Claimants