

UNOFFICIAL COPY

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

Doc#. 2317845097 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/27/2023 10:47 AM Pg: 1 of 3

Chicago Neighborhood Resources LLC
405 West Superior St
7th Floor
Chicago, IL 60654
(773) 717-2277

NOTICE OF LIEN

CNRFS, 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: **Paul J Salonikas, 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.: 17-05-116-057-0000

LOT 12 IN SOUTHWORTH'S SUBDIVISION OF THE NORTH 1/2 OF BLOCK 11 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 1334 N. GREENVIEW, CHICAGO IL, 60642

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. 22 M1 401049 ("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 October 13th, 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.

WHEREAS, on June 22nd, 2023 Chicago Neighborhood Resources, LLC issued Certificate No. [2] with an effective date of April 26th, 2023 ("Certificate No. 2") pursuant to Order by the Court dated June 8th, 2023 in the amount of \$19,320.05 and bearing interest at 18% per annum for costs and fees.

UNOFFICIAL COPY

WHEREAS, on June 26th, 2023, Certificate No. 2 was sold or transferred to CNRFS, 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. 2.

Dated this 26 day of June, 2023

CNRFS, LLC

By: _____
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 CNRFS 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: 6/26/23

Subscribed and sworn before me this 26th day of June, 2023.

Allison Golden
Notary Public



UNOFFICIAL COPY

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 St., Suite 320
Chicago, IL 60602

Paul J. Sironikas
1334 N. Greenview
Unknown Owners & Non-Record Claimants

Property of Cook County Clerk's Office