

UNOFFICIAL COPY

Doc#: 2326413406 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/21/2023 02:40 PM Pg: 1 of 3

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

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

NOTICE OF LIEN

CNRFS, LLC ("Claimant"), an Illinois limited liability company, with an address of 405 W. Superior Street, Chicago, IL 60654, 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: **Diane Dicken-Rodgers, 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.: 16-05-429-034-0000

THE EAST 49 FEET AND 9 3/8 INCHES OF LOTS 20, 21, 22, 23 AND 24 IN BLOCK 14 IN W.S. WALKER'S SUBDIVISION OF BLOCKS 14 AND 15 IN SALISBURY'S SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 5700-02 W CHICAGO AVE CHICAGO IL 60651

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 400846 ("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 February 21st, 2023 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 September 14th, 2023 Chicago Neighborhood Resources, LLC issued Certificate No. [3] with an effective date of August 7th, 2023 ("Certificate No. 3") pursuant to Order

UNOFFICIAL COPY

by the Court dated September 11th, 2023 in the amount of \$3,271.29 and bearing interest at 18% per annum for costs and fees.

WHEREAS, on September 21st, 2023 Certificate No. 3 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. 3.

Dated this 21 day of September 2023

CNRFS, LLC

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

STATE OF ILLINOIS)
)
COUNTY OF COOK) ss.

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: 9/21/23

[Signature]

Subscribed and sworn before me this 21st day of September 2023.

[Signature]
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

Diane Dicker-Rodgers
5700 W. Chicago Ave.
Chicago, IL 60641

Unknown Owners & Non-Record Claimant

Property of Cook County Clerk's Office