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Doc#: 2327610003 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/03/2023 09:10 AM Pg: 1 of 3

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

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 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: **Quincy Decourte, 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.: 13-32-302-037-0000

THE SOUTH 50 FEET OF THE NORTH 250 FEET (EXCEPT THE WEST 125 FEET) OF BLOCK 21 MEASURED ON THE WEST LINE OF SAID BLOCK) IN A. GALES SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 31 AND THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 1840 N MOBILE AVENUE, CHICAGO, IL 60639

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. 21 M1 401835 ("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 24th, 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 21st, 2023 Chicago Neighborhood Resources, LLC issued Certificate No. [1] with an effective date of August 21st, 2023 ("Certificate No. 1") pursuant to Order by the Court dated September 20th, 2023 in the amount of \$26,615.20 and bearing interest at 18% per annum for costs and fees.

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WHEREAS, on September 26th, 2023 Certificate No. 1 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. 1.

Dated this 26 day of September, 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: 9/26/23

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

Allison Golden

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 St., Suite 320
Chicago, IL 60602

Quincy Decourte
1840 N. Mobile Ave.
Chicago, IL 60619

Unknown Owners & Non-Record Claimant

Property of Cook County Clerk's Office