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2402515040

STATE OF ILLINOIS)
)
COUNTY OF COOK) SS.
)

Doc# 2402515040 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/25/2024 03:40 PM PG: 1 OF 13

This Instrument was prepared by and return to:

Joshua R. Hubbs
Swanson, Martin & Bell, LLP
330 N. Wabash Avenue, Suite 3300
Chicago, Illinois 60611

LIEN OF JUDGMENT

735 ILCS 5/12-101

Cook County, Illinois Case No.: 2023L050436 *Balboa Capital Corporation v. Lions Den Transport, LLC; Allen Paul Agnew* (copy of the affidavit required by Section 12-653 with a copy of the foreign judgment attached showing the filing in a court of this State are attached hereto as Exhibit A).

Judgment Creditor: Balboa Capital Corporation

Judgment Debtor: Allen Paul Agnew

Legal Description:

LOT 11 AND THE NORTH ½ LOT 12 IN BLOCK 19 IN H.W. ELMORE'S KEDZIE AVENUE, A SUBDIVISION OF THE NORTHEAST ¼ AND THE SOUTHEAST ¼ OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS.

PIN NO: 28-23-221-025-0000 and 28-23-221-035-0000

Which property is commonly known as: 16148 Spaulding Ave., Markham, IL 60428

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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT—LAW DIVISION
TAX AND MISCELLANEOUS REMEDIES SECTION

Balboa Capital Corporation)	
)	
Plaintiff / Judgment Creditor,)	
v.)	Case No. 2023 L 050436
)	
LIONS DEN TRANSPORT, LLC; &)	
ALLEN PAUL AGNEW, an individual.)	
)	Cal. 5
Defendant(s) / Judgment Debtor(s).)	
)	
)	

ORDER

This matter coming before the Court on Balboa Capital Corporation’s Motion to Enforce Foreign Judgment Pursuant to 735 ILCS 5/12-652, due notice being given and the Court fully advised in the premises, **IT IS ORDERED:**

1. Judgment Creditor Balboa Capital Corporation’s Motion to Enforce Foreign Judgment Pursuant to 735 ILCS 5/12-652 is GRANTED.

2. The Superior Court of California, County of Orange Foreign Judgment entered in Case No. 30-2023-01305885-CU-CL-CJC dated May 30, 2023, an authenticated copy of such attached hereto, shall be construed as an original Illinois judgment from the date it was filed with the clerk of the circuit court, August 15, 2023. For purposes of enforcement and revival, the Foreign Judgment shall be treated in exactly the same manner as an Illinois judgment entered on that same date.

3. The Cook County Recorder of Deeds and Cook County Clerk’s Office shall accept for recordation the Superior Court of California, County of Orange Foreign Judgment entered in

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Case No. 30-2023-01305885-CU-CL-CJC dated May 30, 2023 as if were originally ordered and entered as a judgment in this jurisdiction.

Associate Judge James E. Hanlon, Jr.

JAN 03 2024 MT

Circuit Court-2216

Judge

Prepared by Judgment Creditor's Counsel
Joseph P. Kincaid
Keegan J. Madden
Joshua R. Hubbs
Swanson, Martin & Bell, LLP
330 North Wabash, Suite 3300
Chicago, IL 60611
312-321-9100
Firm No. 29559
jkincaid@smbtrials.com / jhubbs@smbtrials.com

Property of Cook County Clerk's Office

I hereby certify that the document to which this certification is affixed is a true copy.
IRIS Y. MARTINEZ JAN 22 2024
Date
IRIS Y. MARTINEZ
Clerk of the Circuit Court
of Cook County, IL



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Law Division Motion Section Initial Case Management Dates for CA CALENDARS (A, B, C, D, E, F, H, I, X, Z) will be heard In Person. All other Law Division Initial Case Management Dates will be heard via Zoom. For more information and Zoom Meeting IDs go to https://www.cookcountycourt.org/HOME?Zoom-Links?Agg4906_SelectTab/12 Court Date: No hearing information was found.

Civil Action Cover Sheet - Case Initiation

(12/01/20) CCL 0520

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT, LAW DIVISION

Balboa Capital Corporation

v:

Lions Den Transport LLC; Allen Paul Agnew

No. 2023L050436

CIVIL ACTION COVER SHEET - CASE INITIATION

A Civil Action Cover Sheet - Case Initiation shall be filed with the complaint in all civil actions. The information contained herein is for administrative purposes only and cannot be introduced into evidence. Please check the box in front of the appropriate case type which best characterizes your action. Only one (1) case type may be checked with this cover sheet.

Jury Demand Yes No

PERSONAL INJURY/WRONGFUL DEATH

CASE TYPES:

- 027 Motor Vehicle
040 Medical Malpractice
047 Asbestos
048 Dram Shop
049 Product Liability
051 Construction Injuries (including Structural Work Act, Road Construction Injuries Act and negligence)
052 Railroad/FELA
053 Pediatric Lead Exposure
061 Other Personal Injury/Wrongful Death
063 Intentional Tort
064 Miscellaneous Statutory Action (Please Specify Below**)
065 Premises Liability
078 Fen-phen/Redux Litigation
199 Silicone Implant

TAX & MISCELLANEOUS REMEDIES

CASE TYPES:

- 007 Confessions of Judgment
008 Replevin
009 Tax
015 Condemnation
017 Detinue
029 Unemployment Compensation
031 Foreign Transcript
036 Administrative Review Action
085 Petition to Register Foreign Judgment
099 All Other Extraordinary Remedies

By: Joshua R. Hubbs

(Attorney)

(Pro Se)

FILED 8/15/2023 11:13 AM IRIS Y. MARTINEZ CIRCUIT CLERK COOK COUNTY, IL 2023L050436 Calendar, 5 23962689

(FILE STAMP)

COMMERCIAL LITIGATION

CASE TYPES:

- 002 Breach of Contract
070 Professional Malpractice (other than legal or medical)
071 Fraud (other than legal or medical)
072 Consumer Fraud
073 Breach of Warranty
074 Statutory Action (Please specify below.***)
075 Other Commercial Litigation (Please specify below.***)
076 Retaliatory Discharge

OTHER ACTIONS

CASE TYPES:

- 062 Property Damage
066 Legal Malpractice
077 Libel/Slander
079 Petition for Qualified Orders
084 Petition to Issue Subpoena
100 Petition for Discovery

Primary Email: jhubbs@smbtrials.com

Secondary Email:

Tertiary Email:

Pro Se Only: I have read and agree to the terms of the Clerk's Office Electronic Notice Policy and choose to opt in to electronic notice form the Clerk's Office for this case at this email address:

IRIS Y. MARTINEZ, CLERK OF THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

FILED DATE: 8/15/2023 11:13 AM 2023L050436

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FILED
8/15/2023 11:13 AM
IRIS Y. MARTINEZ
CIRCUIT CLERK
COOK COUNTY, IL
2023L050436
Calendar, 5

Notice of Filing to Register a Foreign Judgment (12/01/20) CCG 0612

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

COUNTY DEPARTMENT LAW DIVISION/DISTRICT

Balboa Capital Corporation

Plaintiff

2023L050436

Case No.

v.

Lions Den Transport LLC; Allen Paul Agnew;

Defendant

NOTICE OF FILING TO REGISTER A FOREIGN JUDGMENT

Notice of Filing to Register a Foreign Judgment

- A Judgment from another state (735 5/12-650 et seq.)
- Federal judgment (i.e. a federal district court money judgment) (735 ILCS 5/12-501; 735 ILCS 5/12-650 et seq.)
- Foreign state (735 ILCS 5/12-618 et seq.; 735 ILCS 5/12-650 et seq.)

To Defendant: Lions Den Transport, LLC
16148 Spaulding Avenue, Markham, IL 60428
Allen Agnew
16148 Spaulding Avenue, Markham, IL 60428

You are hereby notified that Plaintiff, Balboa Capital Corporation
Name

575 Anton Boulevard, 12th Floor, Costa Mesa, California, 92266
Address City State Zip

through its attorneys, Joseph P. Kincaid, Joshua R. Hubbs, Keegan J. Madden
Name

330 N. Wabash Ave, Ste. 3300, Chicago, IL 60611
Address City State Zip

did this day file an authenticated copy of a certain Foreign Judgment in the above entitled action, entered in

the Superior Court of Orange County,

State of California on 6/14/23.

8/15/2023 11:13 AM IRIS Y. MARTINEZ

Dated: _____

Iris Y. Martinez, Clerk of the Circuit Court of Cook County

cookcountyclerkofcourt.org



FILED DATE: 8/15/2023 11:13 AM 2023L050436

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Foreign Judgment Registration Cover Sheet

(Rev. 12/01/20) CCG 0620

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY _____ DEPARTMENT/LAW _____ DISTRICT _____

FILED
8/15/2023 11:13 AM
IRIS Y. MARTINEZ
CIRCUIT CLERK
COOK COUNTY, IL
2023L050436
Calendar, 5

Name: Balboa Capital Corporation
Address: 575 Anton Blvd.
12th Floor
Costa Mesa, CA 92626

Plaintiff

v.

Name: Lions Den Transport LLC, & Allen Agnew
Address: 16148 Spaulding Avenue,
Markham, IL 60428

Defendant

Case No. 2023L050436

Case Type: Tax & Misc. - Breach of Contract - Post Judgment

Amount of Judgment: \$36,122.49

FOREIGN JUDGMENT REGISTRATION COVER SHEET

Please check one of the following:

- A Judgment from another Illinois county (735 ILCS 5/12-106)
- A Judgment from another Illinois county (735 ILCS 5/12-106) (735 ILCS 5/12-501; 735 ILCS 5/12-650 et seq.)
- A Judgment from another state (735 5/12-650 et seq.)
- Foreign state (735 ILCS 5/12-618 et seq.; 735 5/12-650 et seq.)

Additional Litigants (if any):

Plaintiff

Name: Balboa Capital Corporation
Address: 575 Anton Blvd., 12th Floor
Costa Mesa, CA 92626

Name: _____
Address: _____

Name: _____
Address: _____

Name: _____
Address: _____

Defendant

Name: Lions Den Transport LLC
Address: 16148 Spaulding Avenue, Markham, IL 60428

Name: Allen Paul Agnew
Address: 16148 Spaulding Avenue, Markham, IL 60428

Name: _____
Address: _____

Name: _____
Address: _____

CLERK

STAPLE THIS COVER SHEET TO THE AUTHENTICATED FOREIGN JUDGMENT. IT IS PART OF THE PERMANENT FILE.

Atty. No.: 6337684 Pro Se 99500

Name: Joshua R. Hubbs

Atty. for Plaintiff: Balboa Capital Corporation

Address: 330 N. Webash Ave., Ste. 3300

City/State/Zip Code: Chicago, IL 60611

Telephone: 312-321-8440

Service via email from opposing party/counsel will be accepted at:

by consent pursuant to Ill. Sup. Court Rules 11 and 131.

Pro Se Only: I have read and agree to the terms of the Clerk's Office Electronic Notice Policy and choose to opt in to electronic notice from the Clerk's office for this case at this email address:

IRIS Y. MARTINEZ, CLERK OF THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

FILED DATE: 8/15/2023 11:13 AM 2023L050436

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SUPERIOR COURT OF CALIFORNIA, COUNTY OF ORANGE

JUSTICE CENTER:

- Central - 700 Civic Center Dr. West, Santa Ana, CA 92701-4045
- Civil Complex Center - 751 W. Santa Ana Blvd., Santa Ana, CA 92701-4512
- Harbor-Laguna Hills Facility - 23141 Moulton Pkwy., Laguna Hills, CA 92653-1251
- Harbor-Newport Beach Facility - 4601 Jamboree Rd., Newport Beach, CA 92660-2595
- Lamoreaux - 341 The City Drive, Orange, CA 92868-3205
- North - 1275 N. Berkeley Ave., P. O. Box 5000, Fullerton, CA 92838-0500
- West - 8141 13th Street, Westminster, CA 92683-4593

PLAINTIFF: BALBOA CAPITAL CORPORATION A CALIFORNIA CORPORATION

DEFENDANT: LIONS DEN TRANSPORT, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY; ALLEN PAUL AGNEW, AN INDIVIDUAL; AND DOES 1 THROUGH 10, INCLUSIVE,

EXEMPLIFICATION OF COURT RECORD

CASE NUMBER

30-2023-01305885-CU-CL-CJC

I, David H Yamasaki, Executive Officer and Clerk of the Superior Court of California, County of Orange, which is a court having a seal, do certify and attest that the attached document consisting of 2 page(s) is a true and correct copy of the original record in this Court.

Date Filed:	Document:
May 30, 2023	JUDGMENT BY DEFAULT BY COURT(END)



Date: June 14, 2023

David H Yamasaki

Clerk of the Superior Court

Prepared By: Jovita Lopez

Initials: JL

I, the undersigned, a judge of the above-named court, certify that David H Yamasaki, who is named above, is the Clerk of the above-named court, having a seal, which is affixed above; that this person is the proper officer of the court authorized by law to execute the same; that the Clerk's signature is genuine; and that the attestation is in due form according to the laws of the State of California.



Date: June 14, 2023

Charles Margines

CHARLES MARGINES, JUDICIAL OFFICER

FILED DATE: 8/15/2023 11:13 AM 2023L050436

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Electronically Received by Superior Court of California, County of Orange, 05/18/2023 01:44:00 PM.
30-2023-01305885-CU-CL-CJC - ROA # 23 - DAVID H. YAMASAKI, Clerk of the Court By N. Dorfman, Deputy Clerk.

FILED DATE: 8/15/2023 11:13 AM 2023L050436

1 MICHELLE A. CHIONGSON (SBN 221740)
michelleac@balboacapital.com
2 MARISA D. POULOS (SBN 197904)
marisa.poulos@balboacapital.com
3 KATHERINE S. AGBAYANI (SBN 213812)
katherine.agbayani@balboa.com
4 **BALBOA CAPITAL CORPORATION**
5 575 Anton Boulevard, 12th Floor
6 Costa Mesa, California 92626
7 Tel: (949) 399-6303

FILED
SUPERIOR COURT OF CALIFORNIA
COUNTY OF ORANGE
MAY 30 2023
DAVID H. YAMASAKI, Clerk of the Court
BY: E. CAMANDANG, DEPUTY

8 Attorneys for Plaintiff
9 **BALBOA CAPITAL CORPORATION**

10
11 **SUPERIOR COURT OF CALIFORNIA, COUNTY OF ORANGE**
12 **CENTRAL JUSTICE CENTER**

13 BALBOA CAPITAL CORPORATION, a
14 California corporation
15 Plaintiff,
16 vs.
17 LIONS DEN TRANSPORT, LLC, an Illinois
18 limited liability company; ALLEN PAUL
19 AGNEW, an individual; and DOES 1 through
20 10, inclusive;
21 Defendants.

22 CASE NO.:30-2023-01305885-CU-CL-CJC
23 Assigned for all purposes to:
24 Honorable Stephanie George
25 Department C24
26 ~~PROPOSED~~ JUDGMENT BY
27 DEFAULT BY COURT
28 [Code of Civil Procedure §585(d)]
Complaint filed: February 2, 2023
Trial date: None set

29 In this action, Defendants LIONS DEN TRANSPORT, LLC, an Illinois limited liability
30 company, and ALLEN PAUL AGNEW, an individual, having been served with a copy of the
31 Summons and Complaint, having failed to appear and answer the Complaint of Plaintiff
32 BALBOA CAPITAL CORPORATION, a California corporation within the time allowed by law,
33 the default of Defendants LIONS DEN TRANSPORT, LLC, an Illinois limited liability
34 company, and ALLEN PAUL AGNEW, an individual, having been duly entered, and upon
35 application of BALBOA CAPITAL CORPORATION, a California corporation, for judgment in
36 accordance with California Code of Civil Procedure Section 585(d), the Court having reviewed
37 the papers and pleadings on file herein, and good cause appearing therefor,
38

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FILED DATE: 8/15/2023 11:13 AM 2023L050436

1 IT IS HEREBY ORDERED, ADJUDGED AND DECREED that BALBOA CAPITAL
 2 CORPORATION, a California corporation, shall have judgment against Defendants LIONS
 3 DEN TRANSPORT, LLC, an Illinois limited liability company, and ALLEN PAUL AGNEW, an
 4 individual, as follows:

5 BALBOA CAPITAL CORPORATION, a California corporation, shall have and recover
 6 from Defendants LIONS DEN TRANSPORT, LLC, an Illinois limited liability company, and
 7 ALLEN PAUL AGNEW, an individual, the sum of \$33,756.00, plus prejudgment interest in the
 8 sum of \$1,250.05, plus costs incurred herein in the sum of \$1,212.97, plus attorneys' fees
 9 pursuant to Local Rule 366 in the sum of \$1,902.41, minus credit from sale of equipment in the
 10 sum of \$2,008.94, for a total Judgment in the sum of \$36,122.49. The Judgment shall bear
 11 interest at the rate of ten percent (10%) per annum from the date of entry of the Judgment
 12 through the date of satisfaction of the Judgment.

13
 14 DATED: 05/30/2023


 JUDGE OF THE SUPERIOR COURT
 STEPHANIE GEORGE

15
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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT – LAW DIVISION

IN RE: Judgment in favor of Balboa) Case No. _____
 Capital Corporation)
 and against Lions Den Transport, LLC, &)
 Allen Paul Agnew.)

AFFIDAVIT OF JOSHUA R. HUBBS

I, Joshua R. Hubbs, being first duly sworn, upon oath and depose and state:

1. I am one of the lawyers representing Balboa Capital Corporation (“Judgment Creditor”) in the above-captioned matter and make this affidavit in support of Judgment Creditor’s filing of a foreign judgment in the Circuit Court of Cook County, Illinois.

2. The name and last known post office address of Lions Den Transport, LLC (“Judgment Debtor”) is:

Lions Den Transport, LLC
 16148 Spaulding Avenue,
 Markham, IL 60428

3. The name and last known post office address of Allen Agnew (“Judgment Debtor”) is:

Allen Agnew
 16148 Spaulding Avenue,
 Markham, IL 60428

4. The last known post office address of Judgment Creditor is:

Balboa Capital Corporation
 575 Anton Boulevard, 12th Floor
 Costa Mesa, CA 92626

FILED DATE: 8/15/2023 11:13 AM 2023L050436

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FILED DATE: 8/15/2023 11:13 AM 2023L050436

By: *Joseph P. Kincaid*
One of the Attorneys for
Judgment Creditor,
Balboa Capital Corporation

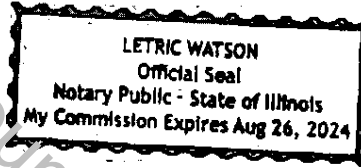
SWANSON, MARTIN, & BELL, LLP
Joseph P. Kincaid
Joshua R. Hubbs
330 N. Wabash Ave., Ste 3300
Chicago, IL 60611
312-321-9100
jkincaid@smbtrials.com
jhubbs@smbtrials.com
Firm No. 29558

Subscribed and sworn to before me

This 14th day of August, 2023

Letric Watson

Notary Public



My Commission Expires: Aug. 26, 2024

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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT--LAW DIVISION
TAX AND MISCELLANEOUS REMEDIES SECTION

Balboa Capital Corporation)	
)	
Plaintiff / Judgment Creditor,)	
v.)	Case No. 2023 L 050436
)	
LIONS DEN TRANSPORT, LLC; &)	
ALLEN PAUL AGNEW, an individual.)	
)	Cal. 5
Defendant(s) / Judgment Debtor(s).)	
)	
)	

MOTION TO ENFORCE FOREIGN JUDGMENT PURSUANT TO 735 ILCS 5/12-652

NOW COMES Plaintiff/Judgment Creditor, BALBOA CAPITAL CORPORATION., (“Balboa”), by and through its attorneys, Swanson, Martin & Bell, LLP, and pursuant to 735 ILCS 5/12-652, for its Motion to Enforce Foreign Judgment against Judgment Debtors, Lions Den Transport, LLC; & Allen Paul Agnew, and in support thereof states:

1. On May 30, 2023, the Superior Court of California, County of Orange entered judgment in the amount of \$36,122.49 against Judgment Debtors, Lions Den Transport, LLC; & Allen Paul Agnew (“Debtors”), in favor of Balboa Capital Corporation (“Balboa”) (the “Foreign Judgment”). Ex. 1, Foreign Judgment. Further, “[t]he Judgment shall bear interest at the rate of ten percent (10%) per annum from the date of entry of the Judgment through the date of satisfaction of the Judgment. *Id.*

2. On August 15, 2023 Balboa brought its Petition to Domesticcate Foreign Judgment with copy of the Authenticated Foreign Judgment and Affidavit in Support in this jurisdiction. Ex. 2, Petition to Domesticcate.

3. Pursuant to 735 ILCS 5/12-652(a):

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“[t]he clerk shall treat the foreign judgment in the same manner as a judgment of the circuit court for any county of this State. A judgment so filed has the same effect and is subject to the same procedures, defenses and proceedings for reopening, vacating, or staying as a judgment of a circuit court for any county of this State and may be enforced or satisfied in like manner. A judgment filed or registered under this Act shall be construed to be an original Illinois judgment from the date it is filed with the clerk of the circuit court and for purposes of enforcement and revival, shall be treated in exactly the same manner as an Illinois judgment entered on that same date.

4. Balboa herein moves this Honorable Court for entry of the attached proposed Order (Exhibit 3), ordering the enforcement of the Foreign Judgment to be construed as “an original Illinois judgment from the date it is filed with the clerk of the circuit court and for purposes of enforcement and revival, shall be treated in exactly the same manner as an Illinois judgment entered on that same date.” 735 ILCS 5/12-652(a).

WHEREFORE, BALBOA respectfully requests that this Court enter the attached proposed Order, Exhibit 3, granting its Motion to Enforce the Foreign Judgment in its entirety.

Respectfully submitted,

BALBOA CAPITAL CORPORATION

By: /s/ Joshua R. Hubbs
One of its attorneys

Swanson, Martin & Bell, LLP

Joseph P. Kincaid

Keegan J. Madden

Joshua R. Hubbs

330 North Wabash, Suite 3300

Chicago, IL 60611

312-321-9100

Firm No. 29559

jkincaid@smbtrials.com / jhubbs@smbtrials.com