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Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
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For Recorder's Office Use Only

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

NORTHSIDE COMMUNITY BANK, an
Illinois State Chartered Bank,

Plaintiff

vs.

JACKSON AVENUE HEIGHTS, LLC, an
Illinois Limited Liability Company;
ANDRIUS AUGUNAS; MICHAEL D.
NORRIS; JEFFREY M. CLAUSER; KEITH J.
SEGAL; MARIO A. MORENO; VERONIKA
SHARAFUTDINOVA; UNKNOWN
OWNERS; and NON-RECORD
CLAIMANTS,

Defendants

No. 2008 CH 05509

NOTICE OF FORECLOSURE

[Pursuant to 735 ILCS 5/15/1503 and 5/2-1901]

Notice is hereby given of the pendency of a Complaint to Foreclose Mortgage
and for Other Relief:

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- (i) Brought by the Plaintiff, NorthSide Community Bank, an Illinois State Charter Bank, against Jackson Avenue Heights, LLC, an Illinois limited liability company; Andrius Augunas; Michael D. Norris; Jeffrey M. Clauser; Keith J. Segal; Mario A. Moreno; Veronika Sharafutdinova; unknown owners; and non-record claimants, Case No. 2008 CH 05509.
- (ii) In the Circuit Court of Cook County, Illinois, County Department, Chancery Division.
- (iii) The name of the titleholder is: Jackson Avenue Heights, LLC, an Illinois limited liability company.
- (iv) The legal description of the property is as follows:

- (a) Originally:

Parcel 1:

The South 9.00 feet of Lot 12, all of Lots 13, 14, 15, 16 and 17 (except the West 1.17 feet of Lot 17) in Traver's Subdivision of Sublots 1, 2, 5, 6, 10, 11, 12, and 13 of Lots 8, 9 and 10 of Block 10 of Rockwell's Addition to Chicago in the Northeast $\frac{1}{4}$ of Section 13, Township 39 North, Range 13, East of the Third Principal Meridian and the Northwest $\frac{1}{4}$ of Section 18, Township 39 North, Range 14, East of the Third Principal Meridian, all in Cook County, Illinois.

Parcel 2:

The East 55.00 feet of part of Lot 7 in Block 10 of Rockwell's Addition to Chicago in the Northeast $\frac{1}{4}$ of Section 13, Township 39 North, Range 13, East of the Third Principal Meridian and the Northwest $\frac{1}{4}$ of Section 18, Township 39 North, Range 14, East of the Third Principal Meridian, all in Cook County, Illinois.

- (b) Currently, following the sale and release of certain parcels from the original mortgaged premises:

Parcel 1:

The South 9.00 feet of Lot 12, all of Lots 13, 14, 15, 16 and 17 (except the West 1.17 feet of Lot 17) in Traver's Subdivision of Sublots 1, 2, 5, 6, 10, 11, 12, and 13 of Lots 8, 9 and 10 of Block 10 of Rockwell's Addition to Chicago in the Northeast $\frac{1}{4}$ of Section 13, Township 39 North, Range 13, East of the Third Principal Meridian and the Northwest $\frac{1}{4}$ of Section 18, Township 39 North, Range 14, East of the Third Principal Meridian, all in Cook County, Illinois.

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Parcel 2:

The East 55.00 feet of part of Lot 7 in Block 10 of Rockwell's Addition to Chicago in the Northeast $\frac{1}{4}$ of Section 13, Township 39 North, Range 13, East of the Third Principal Meridian and the Northwest $\frac{1}{4}$ of Section 18, Township 39 North, Range 14, East of the Third Principal Meridian, all in Cook County, Illinois.

(v) The real estate is commonly known as:

2302, 2304, 2312 West Jackson, Chicago, Illinois.

PIN: 17-18-113-047, 17-18-113-051, 17-18-113-05

(vi) The Construction Mortgage sought to be foreclosed is dated June 29, 2006 between Jackson Avenue Heights, LLC (Mortgagor) and NorthSide Community Bank (Mortgagee) with an unpaid principal balance plus accrued interest and other chargeable fees as of February 8, 2008, in the amount of \$2,980,974.60, plus attorney's fees, expenses, costs and interest incurred after that date; said Construction Mortgage recorded as Document No. 0623510019, in the Office of the Recorder of Deeds of Cook County, Illinois.


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