

# UNOFFICIAL COPY

After Recording Mail To:  
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20 South Clark Street, Suite 2310  
Chicago, IL 60603



Doc#: 0911018042 Fee: \$48.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 04/20/2009 03:49 PM Pg: 1 of 7

Property of Cook County Clerk's Office

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

FIRST BANK, a Missouri state bank, )  
)  
Plaintiff, )  
v. )  
)  
AGORA MICHIGAN AVENUE LLC, an Illinois )  
limited liability company, MOTOR ROW )  
DEVELOPMENT CORPORATION, an Illinois )  
corporation, PAUL A. ZUCKER, SUSAN HAFFER )  
ZUCKER, MOTOR ROW LOFTS AT 2301-2315 )  
SOUTH MICHIGAN AVENUE CONDOMINIUM )  
ASSOCIATION, an Illinois not-for-profit corporation, )  
GUSTITUS GROUP, INC., an Illinois corporation, )  
BARBA CONCRETE, INC., an Illinois corporation, )  
GROVE MASONRY MAINTENANCE, INC., an )  
Illinois corporation, DONALD R. MARTIN, ALICE A. )  
MARTIN, WELLS FARGO BANK, N.A., UNKNOWN )  
OWNERS and NON-RECORD CLAIMANTS, )  
)  
Defendants. )

Case No. **09CH16007**

**NOTICE OF FORECLOSURE AND LIS PENDENS**  
**NOTICE TO COMPLAINT TO FORECLOSE MORTGAGE**

I, the undersigned, do hereby certify that the above entitled cause was filed in the Office of the Clerk of the Circuit Court on the **APR 20 2009** day of April, 2009, and is now pending in said court and that the property affected by said cause is described as follows:

Legal Description: See attached Exhibit A

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Common Address: 2301-2315 S. Michigan Avenue, Chicago, Illinois

The titleholder of record is: AGORA MICHIGAN AVENUE LLC, an Illinois limited liability company.


Mortgages sought to be foreclosed:

(a) Construction Mortgage dated October 10, 2006, made by AGORA MICHIGAN AVENUE LLC, an Illinois limited liability company, as mortgagor, to FIRST BANK, a Missouri state bank, as mortgagee, which mortgage was recorded in the Cook County Recorder's Office on October 13, 2006, as document no. 0628622023; and

(b) Leasehold Mortgage and Assignment of Rents dated October 10, 2006, made by MOTOR ROW DEVELOPMENT CORPORATION, an Illinois corporation, as mortgagor, to FIRST BANK, a Missouri state bank, as mortgagee, which mortgage was recorded in the Cook County Recorder's Office on October 13, 2006, as document no. 0628622028.

WITNESS MY HAND AND SEAL.

FIRST BANK, a Missouri state bank

By:   
Tonya M. Parravano  
One of its attorneys

Dated: April 20, 2009

Tonya M. Parravano (No. 44193)  
Crowley Barrett & Karaba, Ltd.  
Attorneys for Plaintiff  
20 South Clark Street, Suite 2310  
Chicago, Illinois 60603-1802  
(312) 726-2468 phone  
(312) 726-2741 fax

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## CERTIFICATE OF SERVICE

The undersigned does hereby certify that a true and correct copy of the above and foregoing *Lis Pendens* was served upon the following party:

The Illinois Department of Financial  
and Professional Regulation  
Division of Banking  
122 South Michigan Avenue  
Suite 1948  
Chicago, Illinois 60603

by U.S. certified mail, return receipt requested, by depositing the same in the U.S. mail at 20 South Clark Street, Chicago, Illinois, before the hour of 5:00 p.m. on April 20, 2009, with proper postage prepaid.

  
\_\_\_\_\_  
Tonya M. Parravano

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## TICOR TITLE INSURANCE COMPANY

ORDER NUMBER: 2000 M99038415 N  
STREET ADDRESS: 2301 SOUTH MICHIGAN AVE., CHICAGO  
CITY: CHICAGO COUNTY: COOK COUNTY  
TAX NUMBER:

LEGAL DESCRIPTION:

LEGAL DESCRIPTION OF CONDOMINIUM PROPERTY

PARCEL A:

UNITS 201, 202, 206, 212, 216, 301, 302, 303, 304, 306, 309, 310, 311, 313, 314, 315, 317, 402, 403, 404, 405, 408, 501, 502, 503, 504, 505, 506, 507, 508, LP.1, LP.2, P5, LP.8, P14, P15, P16, P18, P19, P22, P23, LP.24, LP.25, LP.27, LP.28, P33, LP.34, LP.35, LP.36, LP.37, P40, P41, P43, P44, P45, P48, P50, P51, P53 AND P54 IN MOTOR ROW LOFTS AT 2301 - 2315 SOUTH MICHIGAN AVENUE CONDOMINIUM, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS DEFINED AND DELINEATED IN THE DECLARATION OF CONDOMINIUM RECORDED APRIL 28, 2008 AS DOCUMENT NUMBER 0811922074 AS AMENDED FROM TIME TO TIME, PARTICULARLY TO INCLUDE THE FIRST AMENDMENT THERETO RECORDED APRIL 28, 2008 AS DOCUMENT NO. 0822634085, IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

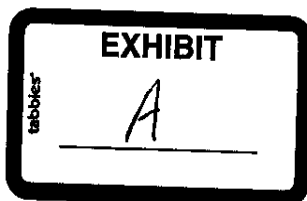
PARCEL 1:

THE NORTH 75.00 FEET OF LOT 2, EXCEPT PORTIONS TAKEN FOR MICHIGAN AVENUE, IN BLOCK 23 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE RIGHT TO USE THE WESTERLY 1/2 OF THE SKYBRIDGE DESCRIBED AS FOLLOWS: AS CREATED BY DECLARATION OF PARTY WALL RIGHTS AND SKYBRIDGE MAINTENANCE AGREEMENT DATED AS OF MARCH 21, 2006 AND RECORDED MARCH 23, 2006 AS DOCUMENT 0608233172: ANY AND ALL RIGHT, TITLE AND OR UNDIVIDED INTEREST IN AND TO THE FOUR (4) STORY COVERED BRIDGE OR PASSAGEWAY ("SKYBRIDGE"), APPROXIMATELY FOURTEEN (14) FEET IN WIDTH, OVER AND ACROSS THE NORTH/SOUTH TWENTY (20) FOOT PUBLIC ALLEY IN BLOCK BOUNDED BY SOUTH MICHIGAN AVENUE, EAST 23RD STREET, SOUTH INDIANA AVENUE AND EAST 24TH STREET, CONNECTING THE SECOND (2ND), THIRD (3RD), FOURTH (4TH) AND FIFTH (5TH) FLOORS OF THE PREMISES COMMONLY KNOWN AS 2301-2309 SOUTH MICHIGAN AVENUE, CHICAGO, ILLINOIS, WITH THE CORRESPONDING FLOORS OF THE PREMISES COMMONLY KNOWN AS 2300-2308 SOUTH INDIANA AVENUE, CHICAGO, ILLINOIS, SUBJECT TO ALL APPLICABLE LAWS, INCLUDING BUT NOT LIMITED TO THE ORDINANCES OF THE CITY OF CHICAGO, AND THE DIRECTIONS OF THE COMMISSIONER OF STREETS AND SANITATION, THE COMMISSIONER OF BUILDINGS, THE COMMISSIONER OF TRANSPORTATION AND THE DIRECTOR OF REVENUE OF THE CITY OF CHICAGO, AND FURTHER SUBJECT TO ANY AND ALL RIGHTS OF THE ADJOINING OWNER OF THE PREMISES COMMONLY KNOWN AS 2300-2308 SOUTH INDIANA AVENUE, CHICAGO, ILLINOIS, IN AND TO THE SKYBRIDGE.

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ORDER NUMBER: 2000 M99038415 N  
 STREET ADDRESS: 2301 SOUTH MICHIGAN AVE., CHICAGO  
 CITY: CHICAGO COUNTY: COOK COUNTY  
 TAX NUMBER:

## LEGAL DESCRIPTION:

## PARCEL 3:

LOT 2 (EXCEPT THE NORTH 75 FEET THEREOF) AND THE NORTH 1/2 OF LOT 3 (EXCEPT PORTIONS OF SAID LOTS TAKEN FOR MICHIGAN AVENUE) IN BLOCK 23 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

## PARCEL B:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL A, AS CONTAINED IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, PARTY WALLS AND EASEMENTS FOR MOTOR ROW LOFTS CONDOMINIUM BUILDING, 2301-2315 SOUTH MICHIGAN AVENUE, CHICAGO, ILLINOIS, RECORDED APRIL 28, 2008 AS DOCUMENT NUMBER 0811922075 AND THE FIRST AMENDMENT THERETO RECORDED AUGUST 13, 2008 AS DOCUMENT NO. 0822634086.

## LEGAL DESCRIPTION OF COMMERCIAL PROPERTY

## PARCEL 1 (C-1):

THAT PART OF LOT 2 AND THE NORTH 1/2 OF LOT 3 (EXCEPT PORTIONS TAKEN FOR MICHIGAN AVENUE) IN BLOCK 23 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING BETWEEN THE ELEVATION 14.33 AND 31.17 FEET, BASED ON THE CITY OF CHICAGO DATUM, SITUATED WITHIN A TRACT OF LAND DESCRIBED AS FOLLOWS TO WIT:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT OF LAND; THENCE EAST ALONG THE NORTH LINE OF LOT 2 A DISTANCE OF 44.09 FEET; THENCE SOUTH AT THE RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 1.12 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE INSIDE LINE OF THE EXISTING WALLS ON THE FOLLOWING THIRTY TWO (32) COURSES:

1. SOUTH 2.03 FEET;
2. EAST 1.67 FEET;
3. SOUTH 0.35 FEET;
4. EAST 0.85 FEET;
5. SOUTH 56.31 FEET;
6. NORTHWESTERLY 21.72 FEET;
7. ALONG ARC 2.00 FEET;
8. NORTHWESTERLY 20.66 FEET;
9. NORTH 3.60 FEET;
10. WEST 0.28 FEET;

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 CITY: CHICAGO COUNTY: COOK COUNTY  
 TAX NUMBER:

**LEGAL DESCRIPTION:**

11. NORTH 17.15 FEET;
12. EAST 0.20 FEET;
13. NORTH 5.20 FEET;
14. WEST 2.08 FEET;
15. NORTH 16.85 FEET;
16. EAST 1.74 FEET;
17. NORTH 1.39 FEET;
18. EAST 0.35 FEET;
19. NORTH 1.85 FEET;
20. EAST 1.83 FEET;
21. NORTH 0.37 FEET;
22. EAST 1.37 FEET;
23. NORTH 1.64 FEET;
24. EAST 14.84 FEET;
25. SOUTH 2.01 FEET;
26. EAST 1.66 FEET;
27. SOUTH 0.35 FEET;
28. EAST 2.02 FEET;
29. NORTH 0.38 FEET;
30. EAST 1.68 FEET;
31. NORTH 1.95 FEET;
32. EAST 17.14 FEET TO THE POINT OF BEGINNING.

**PARCEL 2 (C-2):**

THAT PART OF LOT 2 AND THE NORTH 1/2 OF LOT 3 (EXCEPT PORTIONS TAKEN FOR MICHIGAN AVENUE) IN BLOCK 23 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING BETWEEN THE ELEVATION 14.33 AND 31.24 FEET, BASED ON THE CITY OF CHICAGO DATUM, SITUATED WITHIN A TRACT OF LAND DESCRIBED AS FOLLOWS TO WIT:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT OF LAND; THENCE SOUTH ALONG THE WEST LINE OF LOT 2 A DISTANCE OF 76.03 FEET; THENCE EAST AT THE RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 3.56 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE INSIDE LINE OF THE EXISTING WALLS ON THE FOLLOWING SIXTEEN (16) COURSES:

1. EAST 20.10 FEET;
2. SOUTH 0.21 FEET;
3. EAST 1.52 FEET;
4. NORTH 0.45 FEET;
5. EAST 15.42 FEET;

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CITY: CHICAGO COUNTY: COOK COUNTY  
TAX NUMBER:

LEGAL DESCRIPTION:

- 6. SOUTH 2.00 FEET;
- 7. WEST 9.25 FEET;
- 8. SOUTH 15.55 FEET;
- 9. WEST 6.58 FEET;
- 10. SOUTH 29.52 FEET;
- 11. WEST 1.62 FEET;
- 12. SOUTH 0.65 FEET;
- 13. WEST 18.81 FEET;
- 14. NORTH 2.30 FEET;
- 15. WEST 2.34 FEET;
- 16. NORTH 43.00 FEET;
- 17. EAST 1.55 FEET;
- 18. NORTH 2.01 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCELS 1 (C-1) AND 2 (C-2), AS CONTAINED IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, PARTY WALLS AND EASEMENTS FOR MOTOR ROW LOFTS CONDOMINIUM BUILDING, 2301-2315 SOUTH MICHIGAN AVENUE, CHICAGO, ILLINOIS, RECORDED APRIL 28, 2008 AS DOCUMENT NUMBER 0811922075 AND THE FIRST AMENDMENT THERETO RECORDED AUGUST 13, 2008 AS DOCUMENT NO. 0822634086.

PERM TAX#

- 17-27-110-001-0000
- 17-27-110-002-0000
- 17-27-110-003-0000

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NOTE: THERE HAS NOT YET BEEN A TAX DIVISION MADE FOR THE CONDOMINIUM UNITS AND COMMERCIAL PARCELS DESCRIBED IN THE LEGAL DESCRIPTION IN SCHEDULE A.