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BY:

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Doc#: 1110444081 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/14/2011 04:04 PM Pg: 1 of 5

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

THE LEADERS BANK, a state bank,)

Plaintiff,)

v.)

Case No. 11 CH 10238

89TH STREET PARTNERS, LLC, an)
Illinois limited liability company,)

AUGUST MAURO, THEODORE MAZOLA,)
UNKNOWN OWNERS and NON-RECORD)
CLAIMANTS,)

Defendants.)

NOTICE OF FORECLOSURE (LIS PENDENS)

The undersigned certifies that the above-entitled Mortgage Foreclosure action was filed on March 17, 2011 and is now pending.

1. The names of all Plaintiffs and the Case Number are identified above.
2. The Court in which said action was brought is identified above.
3. The name of the titleholder of record is: 89th Street Partners, LLC.
4. A legal description of the real estate sufficient to identify it with reasonable

certainty is as follows:

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PARCEL 1:

A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 37 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WESTERLY BOUNDARY OF LAND CONVEYED BY CALUMET AND CHICAGO CANAL AND DOCK COMPANY BY DOCUMENT 562960 WITH THE CENTER LINE OF EAST 88TH STREET AS EXTENDED FROM THE EAST; THENCE EAST ALONG SAID CENTER LINE EXTENDED A DISTANCE OF 100 FEET TO A POINT; THENCE SOUTHEASTERLY A DISTANCE OF 200 FEET FROM LAST SAID POINT ALONG A PORTION OF A LINE CONNECTING LAST SAID POINT WITH A POINT IN THE EAST AND WEST 1/4 SECTION LINE OF SAID NORTHEAST 1/4 OF SAID SECTION 2, WHICH POINT IS 25 FEET EASTERLY BY RIGHT ANGLE MEASUREMENT FROM SAID WESTERLY BOUNDARY OF LAND CONVEYED BY DOCUMENT 562960; THENCE WEST 118.81 FEET ALONG A LINE PARALLEL WITH SAID CENTER LINE EXTENDED OF EAST 88TH STREET TO THE INTERSECTION WITH THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 2; THENCE NORTH 93.87 FEET, MORE OR LESS, ALONG SAID NORTH AND SOUTH CENTER LINE TO THE INTERSECTION WITH SAID WESTERLY BOUNDARY OF LAND CONVEYED BY DOCUMENT 562960; THENCE NORTHWESTERLY 105.34 FEET, MORE OR LESS, AND SAID WESTERLY BOUNDARY OF LAND CONVEYED BY DOCUMENT 562960 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

ALL THAT PART OF THE EAST HALF OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE RIGHT OF WAY OF THE NEW YORK, CHICAGO AND ST. LOUIS RAILROAD, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

A PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; SAID PART LYING WESTERLY OF THE FOLLOWING FIRST DESCRIBED LINE: COMMENCING AT THE INTERSECTION OF THE WESTERLY BOUNDARY OF LAND CONVEYED BY CALUMET AND CHICAGO CANAL AND DOCK COMPANY OF DOCUMENT NO. 562960 WITH THE CENTER LINE OF EAST 88TH STREET AS EXTENDED FROM THE EAST; THENCE EAST ALONG SAID CENTER LINE EXTENDED A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING OF SAID FIRST DESCRIBED LINE; THENCE SOUTHEASTERLY ALONG SAID FIRST DESCRIBED LINE 695.86 FEET, MORE OR LESS, CONNECTING SAID POINT OF BEGINNING WITH A POINT IN THE EAST AND WEST 1/4 SECTION LINE OF SAID NORTHEAST 1/4 OF SAID SECTION 2 WHICH POINT IS 25 FEET EASTERLY BY RIGHT ANGLE MEASUREMENT FROM SAID WESTERLY BOUNDARY OF LAND CONVEYED BY DOCUMENT NO. 562960; AND LYING SOUTH OF THE NORTH LINE OF SAID

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PART, SAID NORTH LINE STARTING AT THE NORTHEAST CORNER OF SAID PART BEING A POINT ON SAID FIRST DESCRIBED LINE 200.00 FEET SOUTHEASTERLY OF SAID POINT BEGINNING OF SAID FIRST DESCRIBED LINE AS MEASURED ALONG SAID FIRST DESCRIBED LINE; THENCE SAID NORTH LINE OF SAID PART CONTINUING WEST 118.81 FEET TO THE NORTHWEST CORNER OF SAID PART, SAID NORTH LINE BEING A LINE PARALLEL WITH SAID CENTER LINE EXTENDED OF EAST 88TH STREET AND SAID NORTHWEST CORNER OF SAID PART LYING ON THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 2; SAID NORTHWEST CORNER OF SAID PART LYING AT THE SOUTH END OF A SECOND DESCRIBED LINE WHICH CONTINUES NORTH 93.87 FEET, MORE OR LESS, ALONG SAID NORTH AND SOUTH CENTER LINE TO THE INTERSECTION WITH SAID WESTERLY BOUNDARY OF AND CONVEYED BY DOCUMENT NO. 562960; THENCE NORTHWESTERLY 105.34 FEET, MORE OR LESS, ALONG SAID WESTERLY BOUNDARY OF LAND CONVEYED BY DOCUMENT NO. 5629.60 TO SAID INTERSECTION OF SAID WESTERLY BOUNDARY OF LAND CONVEYED BY DOCUMENT NO. 5629.60 WITH SAID CENTER LINE OF EAST 88TH STREET AS EXTENDED FROM THE EAST.

PARCEL 4:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCELS 1, 2 AND 3 CREATED IN THE PLAT RECORDED MARCH 15, 1960 AS DOCUMENT 17805057, UPON AND ACROSS THE FOLLOWING DESCRIBED LAND:

THE EAST 20 FEET OF LOTS 1, 2 AND 3 IN KLARICH'S SUBDIVISION OF THE EAST HALF OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MARCH 15, 1960 AS DOCUMENT 17805057 IN COOK COUNTY, ILLINOIS.

PARCEL 5:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1, 2 AND 3 CREATED IN THE ACCESS EASEMENT AGREEMENT MADE JUNE 16, 1997 BY AND BETWEEN CHICAGO CITY BANK AND TRUST COMPANY, AS TRUSTEE UNDER A TRUST AGREEMENT DATED JUNE 18, 1967 AND KNOWN AS TRUST NUMBER 7887 AND THE S. RICHARD KLARICH TRUST, RECORDED JUNE 23, 1997 AS DOCUMENT 97452054 OVER, UPON AND ACROSS THE FOLLOWING DESCRIBED LAND:

THE NORTH 15 FEET OF LOT 3 IN KLARICH'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 15, 1960 AS DOCUMENT 17805057 IN COOK COUNTY, ILLINOIS.

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5. A common address or description of the location of the real estate is as follows:

Commonly known as: 1120-1150 East 89th Street, Chicago, Illinois 60619

P.I.N(s): 25-02-200-016; 25-02-200-024; 25-02-102-004

6. An identification of the Mortgages sought to be foreclosed is as follows:

DOCUMENT NO. 0732039144

- a. Names of Mortgagor: 89th Street Partners, LLC
b. Name of Mortgagee: The Leaders Bank
c. Date of Mortgage: November 16, 2007
d. Date of Recording: November 16, 2007
e. County Where Recorded: Cook County, Illinois
f. Recording Document Identification: 0732039144
g.

DOCUMENT NO. 0814445140

- a. Name of Mortgagor: 89th Street Partners, LLC
b. Name of Mortgagee: The Leaders Bank
c. Date of Mortgage Modification: May 1, 2008
d. Date of Recording: May 23, 2008
e. County Where Recorded: Cook County, Illinois
f. Recording Document Identification: 0814445140

DOCUMENT NO. 0809834119

- a. Name of Mortgagor: 89th Street Partners, LLC
b. Name of Mortgagee: The Leaders Bank
c. Date of Mortgage: March 28, 2008
d. Date of Recording: April 7, 2008

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- e. County Where Recorded: Cook County, Illinois
- f. Recording Document Identification: 0809834119

DOCUMENT NO. 1018329053

- a. Name of Mortgagor: 89th Street Partners, LLC
- b. Name of Mortgagee: The Leaders Bank
- c. Date of Mortgage Modification: March 28, 2010
- d. Date of Recording: July 2, 2010
- e. County Where Recorded: Cook County, Illinois
- f. Recording Document Identification: 1018329053

NOW, THEREFORE, unless ALL NON-RECORD CLAIMANTS, and ALL UNKNOWN OWNERS, defendants, file your answer to the complaint for foreclosure in this cause or otherwise make your appearance therein, in the Office of the Clerk of the Circuit Court of Cook County, Illinois, or a judgment by default may be entered against you and each of you at any time after that day and a judgment entered in accordance with the prayer of said Complaint.

By:


One of Plaintiff's Attorneys

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