

# UNOFFICIAL COPY



Doc#: 1202516106 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/25/2012 04:04 PM Pg: 1 of 4

1803-12

IN THE CIRCUIT COURT OF COOK COUNTY  
COUNTY DEPARTMENT – CHANCERY DIVISION

VFC PARTNERS 10 LLC,

Plaintiff,

-vs-

CHARLI POURSHAHBAZ, MALGORZATA  
KIELB, TYMON KIELB, LIGHT BAY  
PHOTOGRAPY STUDIO, UNKNOWN  
OWNERS-TENANTS AND NON-RECORD  
CLAIMANTS,

Defendants.

NON-RESIDENTIAL MORTGAGE  
FORECLOSURE

Case No. 2012 CH 002045

NOTICE OF FORECLOSURE

NOONAN & LIEBERMAN, attorneys of record for the plaintiff, do hereby certify that the above-mentioned action was filed in the Circuit Court of Cook County, Illinois, County Department, Chancery Division this 20th day of January, 2012, and certify the following information as required by Section 15-1503 of the Illinois Mortgage Foreclosure Law:

- (i) The name of all plaintiffs and the case number:

VFC Partners 10 LLC,  
Case No. 2012 CH 002045

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(ii) The Court in which the action was brought:

The Circuit Court of Cook County, Illinois, County Department, Chancery Division

(iii) The name(s) of the title holder(s) of record:

CHARLI POURSHAHBAZ and TYMON KIELB as tenants in common

(iv) The legal description of the real estate:

**PARCEL 1:**

THAT PART OF LOTS 76, 77 AND THE WEST HALF OF LOT 78 IN ALBERT WISNER'S SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: THE FIRST FLOOR THREE DIMENSIONAL INTERIOR SPACE WITHIN AN EXISTING 4 STORY BUILDING OCCUPYING THE PROPERTY HEREIN DESCRIBED AND COMMONLY KNOWN AS 1442-1444 WEST BELMONT AVENUE IN CHICAGO, ILLINOIS, THE VERTICAL LIMITS OF WHICH ARE DESCRIBED AS HORIZONTAL PLANES DEFINED BY THE EXISTING FINISHED FLOOR SURFACE = ELEVATION 100.00 AND FINISHED CEILING SURFACE = ELEVATION 111.50 AND WHEREAS THE HORIZONTAL LIMITS OF SAID INTERIOR SPACE DEFINED AS VERTICAL PLANES DEFINED BY THE EXISTING INTERIOR SURFACE OF FINISHED UNIT PERIMETER WALLS, THE DIMENSIONS OF WHICH ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 76; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 76 A DISTANCE OF 2.32 FEET; THENCE EAST ALONG A LINE NORTHERLY AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 76 A DISTANCE OF 3.86 FEET, TO THE MOST SOUTHWESTERLY INTERIOR CORNER OF SAID FINISHED WALLS OF A FIRST FLOOR RETAIL PROPERTY HERETOFORE DESIGNATED AS RETAIL PROPERTY 1442 C-WEST FOR A PLACE OF BEGINNING; THENCE FOLLOWING THE NEXT THIRTEEN (13) COURSES AND DISTANCES ALONG SAID INTERIOR SURFACES OF THE FINISHED WALLS OF SAID RETAIL PROPERTY 1442 C-WEST: 1) NORTH 8.10 FEET; 2) WEST 0.10 FEET; 3) NORTH 58.20 FEET; 4) EAST 19.20 FEET; 5) SOUTH 12.72 FEET; 6) EAST 3.95 FEET; 7) SOUTH 13.00 FEET; 8) WEST 0.65 FEET; 9) SOUTH 2.15 FEET; 10) EAST 0.65 FEET; 11) SOUTH 15.90 FEET; 12) WEST 4.00 FEET; 13) SOUTH 21.82 FEET; THENCE WEST 18.60 FEET TO SAID PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 TO AND FROM THE PUBLIC WALKWAY ADJOINING SAID EASEMENT OVER THOSE PORTIONS OF THE 1442 WEST BELMONT CONDOMINIUM, AS DELINEATED FOR INGRESS AND EGRESS AS GRANTED BY THE RECIPROCAL EASEMENT AGREEMENT RECORDED APRIL 26, 2007 AS DOCUMENT NO. 0711622046 AND FIRST AMENDMENT TO THE RECIPROCAL EASEMENT AGREEMENT RECORDED AUGUST 17, 2007 AS DOCUMENT NO. 0722903029.

UNDERLYING PERMANENT INDEX NO:

14-20-329-027-0000 and  
14-20-329-028-0000

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(v) The common address of the real estate:

1442 West Belmont, Unit 1442 C-West, Chicago, IL 60657

(i) Information concerning mortgage:

A. Nature of Instrument

Mortgage

B. Date of Mortgage:

September 5, 2007

C. Name(s) of mortgagor(s):

CHARLI POURSHAHBAZ and MALGORZATA KIELB

D. Name of mortgagee:

Greenpoint Mortgage Funding, Inc.

E. Date and place of recording:

September 20, 2007, Office of the Recorder of Deeds of Cook County, Illinois

F. Identification of recording:

Document No. 0726301148

G. Interest subject to mortgage:

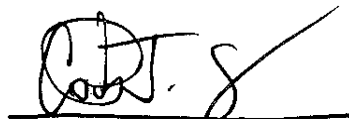
Fee simple

H. Amount of original indebtedness, including subsequent advances made  
Under the mortgage:

\$240,750.00

This instrument prepared by:

RETURN TO:  
Cody J. Cocanig  
Noonan & Lieberman  
105 W. Adams, Suite 1100  
Chicago, IL 60603  
312-212-4028



Cody J. Cocanig  
Noonan & Lieberman  
Attorneys for Plaintiff  
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Chicago, Illinois 60603  
(312) 212-4028  
Attorney No. 38245

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Our file No. 1803-12

Borrower/Defendant: Pourshahbaz, Charli

(Cook County)

## Certificate of Service

The undersigned certifies that he/she caused a copy of the attached Notice of Foreclosure has been simultaneously mailed to the Illinois Department of Financial and Professional Regulation, 122 S. Michigan Avenue, 19<sup>th</sup> Floor, Chicago, Illinois 60603, with proper prepaid.

J. Santrago <sup>2</sup>

Property of Cook County Clerk's Office