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Doc#: 1302944028 Fee: \$44.00
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Cook County Recorder of Deeds
Date: 01/29/2013 10:49 AM Pg: 1 of 4

Attorney No. 38348

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

COLFIN BULLS A FINANCE SUB, LLC,
a Delaware limited liability company,

Plaintiff,

v.

JAMES KIM; SUNNY KIM; NON-RECORD
CLAIMANTS AND UNKNOWN OWNERS,

Defendants.

Case No. 13CH02575

Mortgage and Security
Agreement Foreclosure
and Other Relief

2901-05 West 63rd Street
Chicago, Illinois 60629

NOTICE OF FORECLOSURE

PLEASE TAKE NOTICE that the Verified Complaint in Chancery for mortgage foreclosure in the above-entitled cause was filed in the Office of the Clerk of the Circuit Court of Cook County, Illinois, on the 29th day of January, 2013, and that such Complaint is now pending in that Court.

- (i) The name of the Plaintiff and the case number are those set forth in the caption above;
- (ii) The Court in which the action was brought is identified above;
- (iii) The name of the title holder of record is: James Kim and Sunny Kim;
- (iv) The legal description of the real estate sufficient to identify it with reasonable certainty is as follows:

See Exhibit A attached hereto and incorporated by reference.

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(v) The common address or description of the location of the real estate is:
2901-05 West 63rd Street, Chicago, IL 60629.

(vi) Identification of the mortgage sought to be foreclosed is as follows:

Name of Mortgagor: James Kim ("James") and Sunny Kim ("Sunny") (James and Sunny are collectively referred to herein as "Borrower") are named on the Mortgage dated January 10, 2005 ("Original Mortgage 1"), the Modification of Mortgage dated April 4, 2007 (the "Modification" and collectively with Original Mortgage 1, "Mortgage 1"), and the Mortgage dated January 10, 2005 ("Mortgage 2").

Name of Mortgagee: COLFIN BULLS A FINANCE SUB, LLC, a Delaware limited liability company, by virtue of the Assignment of Mortgage and other Recorded Loan Documents dated June 30, 2011 and recorded November 17, 2011 as document number 1132145011 ("2011 Assignment"), the Assignment of Mortgage and other Loan Documents dated April 17, 2012 and recorded April 23, 2012 as document number 1211429014 (the "2012 Assignment" and collectively with the 2011 Assignment "Assignment 1"), the Assignment of Mortgage and other Recorded Loan Documents dated June 30, 2011 and recorded November 15, 2011 as document number 1131945043 ("Loan 2 2011 Assignment"), and the Assignment of Mortgage and other Loan Documents dated March 26, 2012 and recorded April 3, 2012 as document number 1209431058 ("Loan 2 2012 Assignment" and collectively with Loan 2 2011 Assignment, "Assignment 2").

Date of Original Mortgage 1: January 10, 2005.

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Date of Original Mortgage 1 Recording: January 21, 2005.

Identification of Original Mortgage 1 Recording: Doc. No. 0502114324.

Date of the Modification: April 4, 2007.

Date of the Modification Recording: May 4, 2007.

Identification of the Modification Recording: Doc. No. 0712415010.

Date of Mortgage 2: January 10, 2005.

Date of Mortgage 2 Recording: January 21, 2005.

Identification of Mortgage 2 Recording: Doc. No. 0502114320.

County Where Original Mortgage 1, the Modification and Mortgage 2 were

Recorded: Office of the Recorder of Deeds, Cook County, Illinois.

COLFIN BULLS A FINANCE SUB, LLC,
a Delaware limited liability company,

By: 
One of its Attorneys

Justin Newman
Jeffrey Merar
Field and Goldberg, LLC
10 South LaSalle Street
Suite 2910
Chicago, Illinois 60603
(312) 408-7200

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EXHIBIT A

LEGAL DESCRIPTION

LOT 1 AND ALL OF LOT 2 IN BLOCK 1 IN EAST CHICAGO LAWN, BEING SWANNRELLS SUBDIVISION OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters.

Address of Property: 2901-05 West 63rd Street, Chicago, Illinois 60629.

Tax Identification No.: 19-24-105-038-0000 and 19-24-105-039-0000.