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Doc#: 1305745033 Fee: \$46.00
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Cook County Recorder of Deeds
Date: 02/26/2013 10:26 AM Pg: 1 of 5

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.)

KEN SIK HAM; HYOUN OK HAM; LAWRENCE)
FRUIT MARKET, INC., an Illinois corporation;)
CHICAGO TITLE LAND TRUST COMPANY, as)
trustee under trust agreement dated October 29,)
1991 a/k/a trust No. 114729-09; NON-RECORD)
CLAIMANTS and UNKNOWN OWNERS,)

Defendants.)

Case No. 13 CH 05552

Mortgage and Security
Agreement Foreclosure
and Other Relief

3318 W. Byrn Mawr
Chicago, IL 60659

3334 W. Bryn Mawr
Chicago, IL 60659

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 ___ day of February, 2013, and that such Complaint is now pending in that Court.

- (i) The name of the Plaintiffs and the case number are those set forth in the caption above;
- (ii) The Court in which the action was brought is identified above;

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(iii) Concerning the property located at 3318 W. Bryn Mawr, Chicago, IL 60659:

a. The name of the title holder of record is: Chicago Title Land Trust Company, not personally but as trustee under trust agreement dated October 29, 1991 known as trust #1147290-09.

b. 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.

c. The common address or description of the location of the real estate is: 3318 W. Bryn Mawr, Chicago, IL 60659.

d. Identification of the mortgage sought to be foreclosed is as follows:

Name of Mortgagor: Chicago Title Land Trust Company, not personally but as trustee under trust agreement dated October 29, 1991 known as trust #1147290-09.

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 15, 2011 as document number 1131945043 and the Assignment of Mortgage and other Recorded Loan Documents dated March 26, 2012 and recorded April 3, 2012 as document number 1209431058.

Date of Mortgage: July 30, 2002.

Date of Recording: September 25, 2002.

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

Identifications of Recording: Document number of the Mortgage is 0021050773.

(iv) Concerning the property located at 3334 W. Bryn Mawr, Chicago, IL 60659:

a. The name of the title holders of record is: Ken Sik Ham and Houyn Ok Ham.

b. The legal description of the real estate sufficient to identify it with reasonable certainty is as follows: See Exhibit B attached hereto and incorporated by reference.

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c. The common address or description of the location of the real estate is: 3334 W. Bryn Mawr, Chicago, IL 60659.

d. Identification of the first mortgage sought to be foreclosed is as follows:

Name of Mortgagor: Ken Sik Ham and Hyoun Ok Ham.

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 15, 2011 as document number 1131945043 and the Assignment of Mortgage and other Recorded Loan Documents dated March 26, 2012 and recorded April 3, 2012 as document number 1209431058.

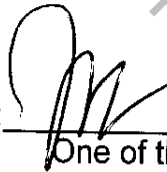
Date of Mortgage: July 30, 2002.

Date of Recording: September 25, 2002.

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

Identifications of Recording: Document number of the Mortgage is 0021050776.

ColFin Bulls A Finance Sub, LLC,
a Delaware limited liability company,

By:  _____
One of their Attorneys

Jay R. Goldberg / Justin Newman
Field and Goldberg, LLC
10 South LaSalle Street, Suite 2910
Chicago, Illinois 60603
(312) 408-7200

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EXHIBIT A LEGAL DESCRIPTION OF 3318 BRYN MAWR

LOTS 20, 21 AND 22 IN BLOCK 60 IN W. F. KAISER AND COMPANY'S BRYN MAWR AVENUE ADDITION TO ARCADIA TERRACE, A SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 1 AND OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WESTERLY LINE OF THE RIGHT OF WAY OF THE NORTH SHORE CHANNEL OF THE SANITARY DISTRICT OF CHICAGO, IN COOK COUNTY, ILLINOIS.

Address of Property: 3318 W. Bryn Mawr
Chicago, IL 60659

Permanent Index No.: 13-02-431-027-0000;
13-02-431-028-0000; and
13-02-431-029-0000.

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.

Property of Cook County Clerk's Office

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EXHIBIT B LEGAL DESCRIPTION OF 3334 W BRYN MAWR

PARCEL 1:

THAT PART OF LOT 15 DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE SOUTH LINE OF SAID LOT 35.70 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 85 FEET TO A POINT WHICH IS 35.65 FEET EAST OF THE WEST LINE OF SAID LOT; THENCE CONTINUING ON SAID LINE EXTENDED TO THE NORTH LINE OF SAID LOT BEING ALSO THE SOUTH LINE OF A PUBLIC ALLEY AND THE PLACE OF BEGINNING OF THIS PARCEL OF LAND; THENCE WEST IN THE NORTH LINE OF SAID LOT, A DISTANCE OF 7.08 FEET; THENCE SOUTH A DISTANCE OF 41.72 FEET TO A POINT; THENCE EAST, A DISTANCE OF 7.24 FEET TO THE AFORESAID DESCRIBED LINE, RUNNING FROM THE SOUTH LINE TO THE NORTH LINE OF SAID LOT; THENCE NORTH IN SAID LINE, A DISTANCE OF 41.72 FEET TO THE POINT OF BEGINNING IN BLOCK 61 IN W.F. KAISER AND COMPANY'S BRYN MAWR AVENUE ADDITION TO ARCADIA TERRACE SUBDIVISION IN SECTION 2, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOT 15 DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE SOUTH LINE OF SAID LOT, 35 FEET 8 3/8 INCHES EAST OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 85 FEET TO A POINT WHICH IS 35 FEET 7 3/4 INCHES EAST OF THE WEST LINE OF SAID LOT; THENCE CONTINUING NORTH ON SAID LINE EXTENDED TO THE NORTH LINE OF SAID LOT; THENCE EAST ON THE NORTH LINE OF SAID LOT TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH ON THE EAST LINE OF SAID LOT TO THE SOUTHEAST CORNER THEREOF; AND THENCE WEST ON THE SOUTH LINE OF SAID LOT TO THE POINT OF BEGINNING IN BLOCK 61 IN W.F. KAISER AND COMPANY'S BRYN MAWR AVENUE ADDITION TO ARCADIA TERRACE SUBDIVISION IN SECTION 2, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address of Property: 3334 W. Bryn Mawr
Chicago, IL 60659

Permanent Index No.: 13-02-430-048-0000.

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.