



Doc#: 1404429099 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/13/2014 03:40 PM Pg: 1 of 3

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

URBAN PARTNERSHIP BANK, as assignee of)
the Federal Deposit Insurance Corporation, as)
receiver for ShoreBank,)

Plaintiff,)

v.)

PFM ENTERPRISES, LLC, A DELAWARE)
LIMITED LIABILITY COMPANY, HERBERT)
R. HENDERSON, STEPHEN A. MARTIN,)
STATE OF ILLINOIS DEPARTMENT OF)
REVENUE, STATE OF ILLINOIS)
DEPARTMENT OF EMPLOYMENT)
SECURITY, U.S. BANK NATIONAL)
ASSOCIATION, AS TRUSTEE, AS)
SUCCESSOR IN INTEREST TO BANK OF)
AMERICA, N.A., AS TRUSTEE FOR THE)
REGISTERED HOLDERS OF JPMORGAN)
CHASE COMMERCIAL MORTGAGE)
SECURITIES TRUST 2006-LDP9,)
COMMERCIAL MORTGAGE PASS-)
THROUGH CERTIFICATES, SERIES 2006-)
LDP9, DALE & GENSBURG, P.C., RATTLER)
INVESTMENTS, LLC, UNKNOWN OWNERS)
and NON-RECORD CLAIMANTS,)

Defendants.)

14012601

Case No.

Commercial Foreclosure

Property Address:

13300 South Cicero Avenue
Crestwood, Illinois

DOUGLASS BROWN
CLERK

2014 FEB 13 PM 2:43

FILED

NOTICE OF FORECLOSURE

(To Be Filed In Cook County Recorder Of Deeds)

I, the undersigned, do hereby certify that the above entitled cause was filed in the above Court on the 13th day of February, 2014, for foreclosure of a certain leasehold mortgage. The

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leasehold mortgage was made on May 14, 2001 by PFM Enterprises, LLC as mortgagor to ShoreBank as mortgagee and recorded on May 17, 2001 with the Cook County Recorder, Illinois Document No. 0010415915. Said action is now pending in the above court. The record title holder of the affected real estate is:

The real estate is legally described as follows:

THE LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1.c. OF THE ALTA LEASEHOLD ENDORSEMENTS ATTACHED HERETO), CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY: AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 15, 1989 AND KNOWN AS TRUST NUMBER 108950-01, AS LESSOR, AND JOHN & PHILIP ENTERPRISES, INC., AS LESSEE, DATED APRIL 19, 1993, A SHORT FORM OF WHICH WAS RECORDED APRIL 21, 1993 AS DOCUMENT NUMBER 93294370, AS ASSIGNED BY ASSIGNMENT OF INTEREST IN LEASE TO PFM ENTERPRISES, LLC, RECORDED MAY 17, 2001 AS DOCUMENT NUMBER 0010415914, WHICH LEASE DEMISES THE FOLLOWING DESCRIBED LAND FOR A TERM OF 20 YEARS BEGINNING JULY 1, 1993:

PARCEL 1: LOT 19 IN RIVERCREST OF CRESTWOOD, BEING A SUBDIVISION OF PART OF THE EAST ½ OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2: A PERMANENT, NON-EXCLUSIVE EASEMENT APPURTENANT TO LOTS 2, 3, 4, 13 THROUGH 17 (BOTH INCLUSIVE) AND LOTS 19 AND 21 OF PARCEL 1 FOR STORM WATER PIPELINE PURPOSES OVER LOT 5 IN RIVERCREST OF CRESTWOOD, AFORESAID, AS SET FORTH IN THE STORM SEWER EASEMENT AGREEMENT RECORDED JANUARY 25, 1994 AS DOCUMENT NUMBER 94080811

PARCEL 3: A PERMANENT, NON-EXCLUSIVE EASEMENT APPURTENANT TO LOTS 2, 3, 4, 10 THROUGH 17 (BOTH INCLUSIVE) AND LOTS 19 AND 21 OF PARCEL 1 FOR STORM WATER PIPELINE PURPOSES OVER LOT 8 IN RIVERCREST OF CRESTWOOD, AFORESAID, AS SET FORTH IN THE STORM SEWER EASEMENT AGREEMENT RECORDED MARCH 26, 1993 AS DOCUMENT NUMBER 93222912

PARCEL 4: (INTENTIONALLY OMITTED)

PARCEL 5: AN EASEMENT FOR INGRESS AND EGRESS RECORDED OCTOBER 8, 1992 AS DOCUMENT NUMBER 92749324 FOR THE BENEFIT OF LOT 19 OVER LOT 20

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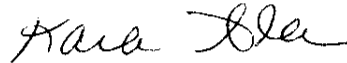
PARCEL 6: AN EASEMENT FOR INGRESS AND EGRESS CREATED BY DOCUMENT NUMBER 91661848 OVER THE EAST 12.5 FEET OF LOT 18 FOR THE BENEFIT OF LOT 19

PARCEL 7: EASEMENTS BENEFITTING PORTIONS OF PARCEL 1 CREATED BY THE WEST RIVERCREST STORMWATER OPERATION, MAINTENANCE AND EASEMENT AGREEMENT DATED FEBRUARY 3, 1994, RECORDED MARCH 31, 1994 AS DOCUMENT NUMBER 94294830

PARCEL 8: EASEMENT FOR STORM WATER DETENTION PURPOSES OVER LOT 22 BENEFITTING PORTIONS OF PARCEL 1 CREATED BY PLAT OF SUBDIVISION RECORDED DECEMBER 17, 1997 AS DOCUMENT NUMBER 91661848

Common address: 13300 South Cicero Avenue, Crestwood, Illinois 60445

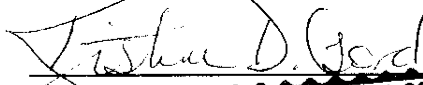
PIN: 24-33-463 109-0000



Kara Allen

SUBSCRIBED AND SWORN TO before

me this 13th day of Feb, 2014



Notary Public



Prepared by:

Kara Allen

CHUHAK & TECSON, P.C. (#70693)

30 South Wacker Drive, Suite 2600


Chicago, IL 60606

(312) 849-4136

CERTIFICATE OF FILING

I, Kara Allen, an attorney, certify that a copy of this Notice of Foreclosure was mailed on February 14, 2014, via first class mail to:

Illinois Department of Financial
and Professional Regulation
Division of Banking
Attn: Mr. Stanley Wojciechowski
100 West Randolph, 9th Floor
Chicago, IL 60601



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