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RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/05/2014 11:19 AM Pg: 1 of 4

Johnson, Blumberg & Associates, LLC
File # COM IL 14 0071

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

WELLS FARGO BANK, NATIONAL
ASSOCIATION, AS TRUSTEE FOR THE
REGISTERED HOLDERS OF LSTAR
COMMERCIAL MORTGAGE TRUST
2011-1, COMMERCIAL MORTGAGE
PASS-THROUGH CERTIFICATES,
SERIES 2011-1,

PLAINTIFF

vs.

76TH & JEFFREY BLDG., LLC, an Illinois
limited liability company, PAUL TSAKIRIS,
UNKNOWN OWNERS AND NON-
RECORD CLAIMANTS,

DEFENDANTS

NO. 2014 CH 08959

Address: 7615-29 S. Jeffrey Boulevard
Chicago, Illinois 60649

NOTICE OF FORECLOSURE/LIS PENDENS

The undersigned certifies that the above-entitled foreclosure action was filed on May 28, 2014 and is now pending.

1. The name of the Plaintiff and the Case Number are identified in the caption above.
2. The Court in which said action was brought is identified above.

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3. That the property being foreclosed is legally described as:
PARCEL 1:

THAT PART OF LOT 72 IN JEFFREY AVENUE SYNDICATED SUBDIVISION IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF A LINE 68.0 FEET SOUTH OF THE NORTH LINE OF LOT 72, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE PROPERTY FORMERLY OWNED BY THE BALTIMORE AND OHIO RAILROAD COMPANY IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:

ON THE SOUTH BY THE NORTH LINE AND SAID NORTHERLY LINE EXTENDED SOUTHEASTERLY OF LOT 71 IN JEFFERY AVENUE SYNDICATED SUBDIVISION OF BLOCK 3 (EXCEPT PART TAKEN FOR RAILROAD OF CAROLIN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25 AFORESAID), ON THE NORTH BY THE SOUTHERLY LINE AND SAID SOUTHERLY LINE EXTENDED SOUTHEASTERLY OF LOT 72 IN JEFFERY AVENUE SYNDICATE SUBDIVISION AFORESAID, ON THE WEST BY THE EAST RIGHT OF WAY LINE OF SOUTH JEFFERY BOULEVARD, AS SAID JEFFERY BOULEVARD IS SHOWN ON THE PLAT OF SAID JEFFERY AVENUE SYNDICATE SUBDIVISION, AND ON THE EAST BY THE WEST LINE OF THE NORTH SOUTH PUBLIC ALLEY EAST AND ADJOINING THE LAND. (EXCEPTING THEREFROM THAT PART LYING SOUTH OF A LINE DRAWN 61.13 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 69 IN JEFFERY AVENUE SYNDICATE SUBDIVISION AFORESAID) IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 70 AND 71 IN JEFFERY AVENUE SYNDICATE SUBDIVISION OF BLOCK 3 IN CAROLIN SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS:

7615-29 S. Jeffrey Boulevard, Chicago, Il 60649

P.I.N.:

20-25-408-002-0000, 20-25-408-003-0000, 20-25-408-029-0000, 20-25-408-035-0000

4. That the parties against whom this action was brought is:
Title holder: 76TH & JEFFREY BLDG., LLC, an Illinois limited liability company
Others: PAUL TSAKIRIS, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS,

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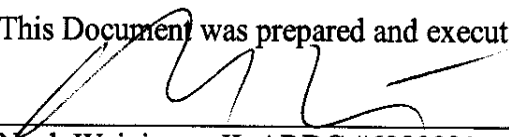
5. The identification of the mortgages sought to be foreclosed is as follows:

- (A) Nature of the instrument: Mortgage
- (B) Date of the Mortgages: August 3, 2006
- (C) Name of Mortgagor: 76th & Jeffrey Bldg., LLC
- (D) Name of the mortgagee: Wells Fargo Bank, National Association, As Trustee for the registered holders of LSTAR Commercial Mortgage Trust 2011-1, Commercial Mortgage Pass-Through Certificates, Series 2011-1, assignee of LSREF2 Chalk Depositor, LLC, assignee of LSREF2 Chalk, LLC, assignee of Citibank, N.A.
- (E) Date and Place of Recording of First Mortgage: August 22, 2006 in the Office of the Recorder of Deeds of Cook County, Illinois
- Date and Place of Recording of Second Mortgage: August 21, 2006 in the Office of the Recorder of Deeds of Cook County, Illinois
- Date and Place of Recording of Third Mortgage: August 22, 2006 in the Office of the Recorder of Deeds of Cook County, Illinois
- (F) Identification of Recording of First Mortgage: Document Number 0623426194
- Identification of Recording of Second Mortgage: Document Number 0623345108
- Identification of Recording of Third Mortgage: Document Number 0623426197
- (G) Interest subject to the mortgage: Fee Simple.
- (H) Amount of original indebtedness, including subsequent advances made under the First Mortgage: \$1,325,000.00
- Amount of original indebtedness, including subsequent advances made under the Second Mortgage: \$1,000,000.00

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Amount of original indebtedness, including subsequent advances made under the Third Mortgage: \$2,150,000.00

This Document was prepared and executed by:

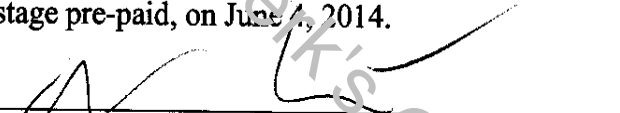


Noah Weinger, IL ARDC #6280021
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County Number: 40342

Please Return to:
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CERTIFICATE OF SERVICE

I, Noah Weinger, attorney, certify that a copy of said Notice of Foreclosure/Lis Pendens was filed with the Illinois Department of Financial and Professional Regulation, Division of Banking, 122 S. Michigan Avenue, 19th Floor, Chicago, Illinois, 60603 Attn: HB4050 Pilot Program by depositing a copy of this notice in the U.S. Mail, 1st class, postage pre-paid, on June 4, 2014.



Noah Weinger