



Doc#: 1430129080 Fee: \$52.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/28/2014 03:41 PM Pg: 1 of 8

Firm ID No. 42297

For Recorder's Use Only

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

3200 South Kedzie, L.L.C.,

Plaintiff,

vs.

Case No.: 13 CH 22005

Azteca Mall, LLC; Miguel Arzate; Fortino  
Bautista; Irma Bautista; Jose Favela;  
Guillermina Loeza; Jose Loeza; Estela  
Martinez; Tito Martinez; Pablo Vazquez a/k/a  
Pablo Vasquez; Unknown Owners; Non-record  
Claimants; and Azteca Mall Merchants  
Association, a dissolved Illinois Not-For-Profit  
Corporation;

Property Address:  
5200 South Kedzie Avenue  
Chicago, IL 60623

PINs: 16-35-203-002  
16-35-203-004  
16-35-207-008

Defendants.

**AMENDED NOTICE OF FORECLOSURE (LIS PENDENS)**

The undersigned, an attorney, certifies that: (1) the Plaintiff in the above-entitled mortgage foreclosure action filed its Complaint to Foreclose Mortgage and for Other Relief on September 26, 2013; (2) a Notice of Foreclosure (Lis Pendens) pertaining to the above-entitled mortgage foreclosure action was previously recorded with the Cook County Recorder of Deeds on September 26, 2013 as document number 1326916035; (3) the Plaintiff in the above-entitled

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mortgage foreclosure action filed its First Amended Complaint to Foreclose Mortgage and for Other Relief on September 9, 2014; and (4) the above-entitled mortgage foreclosure action remains pending. This Amended Notice of Foreclosure (Lis Pendens) relates to the Notice of Foreclosure (Lis Pendens) recorded with the Cook County Recorder of Deeds on September 26, 2013 as document number 1326916035.

(i) The names of all plaintiffs and the case number are identified in the above case caption.

(ii) The court in which said action was brought is identified in the above case caption.

(iii) The name of the title holder of record is: Azteca Mall, LLC, an Illinois limited liability company.

(iv) A legal description of the real estate sufficient to identify it with reasonable certainty is attached as **Exhibit A**. The P.I.N.s are 16-35-203-002, 16-35-203-004, and 16-35-203-008.

(v) A common address or description of the location of the real estate is as follows: 3200 South Kedzie Avenue, Chicago, Illinois 60623.

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

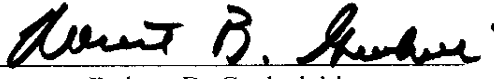
Names of mortgagor:	Azteca Mall, LLC, an Illinois limited liability company
Name of mortgagee:	3200 South Kedzie, L.L.C. (by virtue of an Assignment of Mortgage recorded on January 3, 2011 as document number 1100322121)
Date of mortgage(s):	<u>Mortgage</u> : March 28, 2008 <u>Assignment of Mortgage</u> : December 22, 2010
Date of recording(s):	<u>Mortgage</u> : March 28, 2008 <u>Assignment of Mortgage</u> : January 3, 2011

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Recording Number(s): Mortgage: 0808803108  
Assignment of Mortgage: 1100322121

County where recorded: Mortgage: Cook County, Illinois  
Assignment of Mortgage: Cook County, Illinois

Dated: October 28, 2014

  
 Robert B. Groholski

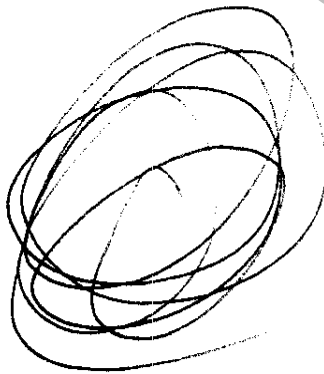
Prepared by:  
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*Counsel for 3200 South Kedzie, L.L.C.*

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## EXHIBIT A



**UNOFFICIAL COPY**  
 CHICAGO TITLE INSURANCE COMPANY  
 COMMITMENT FOR TITLE INSURANCE  
 SCHEDULE A (CONTINUED)

ORDER NO.: 1401 008933743 D1

## 5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

## PARCEL 1:

ALL THAT PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING SOUTH OF THE CENTERLINE OF THE WEST FORK OF THE SOUTH BRANCH OF THE CHICAGO RIVER,

(EXCEPTING THEREFROM THE EAST 762.00 FEET THEREOF, LYING NORTH OF THE SOUTH 291.50 FEET;

AND EXCEPTING THE SOUTH 291.50 FEET OF THE EAST 625.00 FEET THEREOF;

AND EXCEPTING THAT PART THEREOF CONVEYED TO THE CHICAGO AND ILLINOIS WESTERN RAILROAD BY DEED DATED JULY 9, 1906 AND RECORDED IN BOOK 9485 PAGE 55 AS DOCUMENT 3900240;

AND EXCEPTING THEREFROM THAT PART DESCRIBED AS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID QUARTER-QUARTER SECTION, WHICH IS 50.00 FEET, NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH ALONG THE WEST LINE OF SAID QUARTER-QUARTER SECTION, A DISTANCE OF 282.50 FEET TO THE CENTERLINE OF WEST FORK OF THE SOUTH BRANCH OF THE CHICAGO RIVER; THENCE NORTHEASTERLY ALONG SAID CENTERLINE OF SAID RIVER FORK, A DISTANCE OF 255.49 FEET, MORE OR LESS TO A POINT, WHICH IS 461.00 FEET NORTH OF THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION AND 1112.20 FEET WEST OF THE EAST LINE OF SAID QUARTER-QUARTER SECTION; THENCE NORTHEASTERLY ALONG THE CENTERLINE OF SAID RIVER FORK, A DISTANCE OF 74.36 FEET TO A POINT, WHICH IS 486.99 FEET NORTH OF THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION; THENCE NORTHEASTERLY ALONG THE CENTERLINE OF SAID RIVER FORK, A DISTANCE OF 100.00 FEET TO A POINT, WHICH IS 538.04 FEET NORTH OF THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION AND 956.58 FEET WEST OF THE EAST LINE OF SAID QUARTER-QUARTER SECTION; THENCE NORTHEASTERLY ALONG THE CENTERLINE OF SAID RIVER FORK, A DISTANCE OF 7.80 FEET TO A POINT, WHICH IS 541.54 FEET NORTH OF THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION AND 949.61 FEET WEST OF THE EAST LINE OF SAID QUARTER-QUARTER SECTION; THENCE SOUTHEASTERLY ALONG THE LINE, A DISTANCE OF 252.93 FEET TO A POINT, WHICH IS 291.50 FEET NORTH OF SAID QUARTER-QUARTER SECTION AND 911.34 FEET WEST OF THE EAST LINE OF SAID QUARTER-QUARTER SECTION; THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION, A DISTANCE OF 286.34 FEET TO A POINT, WHICH IS 291.50 FEET NORTH OF SAID QUARTER-QUARTER SECTION AND 625.00 FEET WEST OF SAID QUARTER-QUARTER SECTION; THENCE SOUTH ALONG A LINE PARALLEL TO THE EAST LINE OF SAID QUARTER-QUARTER SECTION, A DISTANCE OF 241.50 FEET TO THE NORTH RIGHT OF WAY LINE OF THE ILLINOIS CENTRAL GULF (FORMERLY RIGHT OF WAY OF CHICAGO AND ILLINOIS WESTERN RAILROAD) RAILROAD, WHICH POINT IS 50.00 FEET NORTH OF SAID QUARTER-QUARTER SECTION AND 625.00 FEET WEST OF SAID QUARTER-QUARTER SECTION; THENCE WEST ALONG SAID NORTH RIGHT OF WAY LINE OF THE ILLINOIS CENTRAL GULF (FORMERLY RIGHT OF WAY OF CHICAGO AND ILLINOIS WESTERN RAILROAD) RAILROAD AND WHICH LINE IS 50.00 FEET NORTH OF SAID QUARTER-QUARTER SECTION, A DISTANCE OF

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CHICAGO TITLE INSURANCE COMPANY

## COMMITMENT FOR TITLE INSURANCE SCHEDULE A (CONTINUED)

ORDER NO. : 1401 008933743 D1

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS (CONTINUED):

707.51 FEET TO THE POINT OF BEGINNING);

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1, AS CREATED BY AGREEMENT BETWEEN EVELYN BRANECK AND STEPAN CHEMICAL COMPANY DATED NOVEMBER 24, 1961 AND RECORDED NOVEMBER 29, 1961 AS DOCUMENT 18342626 AND BY AGREEMENT MADE BY AND BETWEEN LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 28807, WITH STEPAN CHEMICAL COMPANY DATED AUGUST 26, 1965 AND RECORDED SEPTEMBER 2, 1965 AS DOCUMENT 19577333 AS FOLLOWS:

SUBPARCEL 2A:

A PERPETUAL EASEMENT OR RIGHT OF WAY FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING AND REPAIRING A SANITARY SEWER LOCATED ON PARCEL 1 OVER, UNDER AND ACROSS A STRIP OF LAND, 6.00 FEET IN WIDTH THE CENTERLINE OF SAID STRIP OF LAND IS DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF THE SOUTH 291.50 FEET OF THE EAST 625.0 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, 33.00 FEET WEST OF THE EAST LINE OF SAID SECTION 35; THENCE SOUTH ALONG A LINE, 33.0 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SECTION 35, A DISTANCE OF 9.0 FEET, FOR A PLACE OF BEGINNING; THENCE WEST ALONG A LINE, WHICH FORMS AN INTERIOR ANGLE OF 89 DEGREES, 58 MINUTES WITH THE LAST DESCRIBED COURSE, 87.5 FEET; THENCE SOUTH ALONG A LINE, 120.5 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SECTION 35, A DISTANCE OF 219.64 FEET; THENCE WEST ALONG A LINE, 52.86 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 35 TO THE WEST LINE OF THE EAST 625.0 FEET OF THE SOUTH 291.5 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 35, IN COOK COUNTY, ILLINOIS.

SUBPARCEL 2B:

A PERPETUAL EASEMENT OR RIGHT OF WAY FOR INGRESS, EGRESS AND PUBLIC UTILITIES, INCLUDING WATER, TELEPHONE, GAS AND ELECTRIC POWER LINES OVER, UNDER AND ACROSS A PARCEL OF LAND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, 33.00 FEET WEST OF THE EAST LINE OF SAID SECTION 35; THENCE NORTH ALONG A LINE, 33.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SECTION 35, A DISTANCE OF 55.56 FEET, FOR A PLACE OF BEGINNING; THENCE CONTINUING NORTH ON THE LAST DESCRIBED COURSE, 55.34 FEET; THENCE WEST, 5.25 FEET TO A POINT 55.34 FEET NORTH OF THE PLACE OF BEGINNING, (MEASURED AT 90 DEGREES); THENCE SOUTHWESTERLY, 58.19 FEET ALONG A LINE DRAWN TO A POINT 83.6 FEET WEST OF THE EAST LINE OF SAID SECTION 35 AND 76.6 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 35; THENCE CONTINUING SOUTHWESTERLY, 49.84 FEET ALONG A LINE DRAWN TO A POINT 133.00 FEET WEST OF THE EAST LINE OF SAID SECTION

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## COMMITMENT FOR TITLE INSURANCE SCHEDULE A (CONTINUED)

ORDER NO. : 1401 008933743 D1

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS (CONTINUED):

35 AND 70.0 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 35; THENCE WEST ON A LINE, 70.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 35, A DISTANCE OF 492.0 FEET TO THE WEST LINE OF THE EAST 625.0 FEET OF THE SOUTH 291.5 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 35; THENCE SOUTH ALONG SAID WEST LINE 20.00 FEET TO A POINT 50.0 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 35; THENCE EAST ALONG A LINE, 50.0 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 35, A DISTANCE OF 412.0 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY ALONG A CURVE CONVEX SOUTHEASTERLY, AN ARC DISTANCE OF 180.12 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE EAST 613.12 FEET OF THAT PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 33.00 FEET TAKEN FOR SOUTH KEDZIE AND EXCEPT FROM SAID TRACT THE SOUTH 291-1/2 FEET THEREOF) LYING SOUTH OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF SAID QUARTER-QUARTER SECTION, WHICH IS 747.76 FEET NORTH OF THE SOUTHEAST CORNER OF SAID QUARTER-QUARTER SECTION RUNNING THENCE WEST PARALLEL TO AND 747.76 FEET NORTH OF THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION, A DISTANCE OF 528.12 FEET; THENCE SOUTHWESTERLY TO A POINT, WHICH IS 613.12 FEET WEST OF THE EAST LINE OF SAID QUARTER-QUARTER SECTION AND 698.67 FEET NORTH OF THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

EASEMENT FOR THE BENEFIT OF PARCEL 3 AS CREATED BY WARRANTY DEED FROM FITZSIMONS STEEL AND IRON COMPANY, A CORPORATION OF ILLINOIS TO WYCKOFF DRAWN STEEL COMPANY, A CORPORATION OF PENNSYLVANIA DATED FEBRUARY 1, 1928 AND RECORDED FEBRUARY 4, 1928 AS DOCUMENT 9917940, FOR RIGHT OF WAY OVER A STRIP OF LAND EXTENDING FROM THE WESTERLY BOUNDARY LINE OF PARCEL 3 TO THE LINE OF THE LAND OF THE CHICAGO AND ILLINOIS WESTERN RAILROAD AND HAVING A WIDTH OF 17.00 FEET THROUGHOUT OVER THE PREMISES DESCRIBED AS FOLLOWS: THAT PART LYING SOUTH OF THE CENTERLINE OF THE WEST FORK OF THE SOUTH BRANCH OF THE CHICAGO RIVER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART THEREOF CONVEYED TO THE CHICAGO ILLINOIS WESTERN RAILROAD BY DEED DATED JULY 9, 1906 IN BOOK 9485, PAGE 55 AS DOCUMENT 3900240 AND EXCEPTING THEREFROM THAT PART THEREOF CONVEYED TO WYCKOFF DRAWN STEEL COMPANY BY DEED RECORDED FEBRUARY 4, 1928 AS DOCUMENT 9917940 (CONVEYED PARCEL 3) AND EXCEPT THAT PART, IF ANY, FALLING IN PARCEL 1 AND PARCEL 5, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

THE WEST 148.88 FEET OF THE EAST 762.00 FEET OF THAT PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD

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## COMMITMENT FOR TITLE INSURANCE SCHEDULE A (CONTINUED)

ORDER NO. : 1401 008933743 D1

## 5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS (CONTINUED):

PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTERLINE OF THE WEST FORK OF THE SOUTH BRANCH OF THE CHICAGO RIVER (THE SAID CENTERLINE OF SAID WEST FORK OF THE SOUTH BRANCH OF THE CHICAGO RIVER BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 461.00 FEET NORTH OF THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION AND 1112.20 FEET WEST OF THE EAST LINE OF SAID QUARTER-QUARTER SECTION; THENCE NORTHEASTERLY ALONG THE CENTERLINE OF SAID RIVER FORK, A DISTANCE OF 74.36 FEET TO A POINT, WHICH IS 486.99 FEET NORTH OF THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION; THENCE NORTHEASTERLY ALONG THE CENTERLINE OF SAID RIVER FORK, A DISTANCE OF 100.00 FEET TO A POINT, WHICH IS 538.04 FEET NORTH OF THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION; THENCE NORTHEASTERLY ALONG THE CENTERLINE OF SAID RIVER FORK, A DISTANCE OF 103.00 FEET TO A POINT, WHICH IS 584.30 FEET NORTH OF THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION; THENCE NORTHEASTERLY ALONG THE CENTERLINE OF SAID RIVER FORK, A DISTANCE OF 103.00 FEET TO A POINT, WHICH IS 627.32 FEET NORTH OF THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION; THENCE NORTHEASTERLY ALONG THE CENTERLINE OF SAID RIVER FORK, A DISTANCE OF 10.14 FEET TO A POINT, WHICH IS 631.94 FEET NORTH OF THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION AND 162.00 FEET WEST OF THE EAST LINE OF SAID QUARTER-QUARTER SECTION; THENCE NORTHEASTERLY ALONG THE CENTERLINE OF SAID RIVER FORK, A DISTANCE OF 89.86 FEET TO A POINT, WHICH IS 667.54 FEET NORTH OF THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION; THENCE NORTHEASTERLY ALONG THE CENTERLINE OF SAID RIVER FORK, A DISTANCE OF 69.48 FEET TO A POINT, WHICH IS 613.12 FEET WEST OF THE EAST LINE OF SAID QUARTER-QUARTER SECTION AND 687.95 FEET NORTH OF THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID QUARTER-QUARTER SECTION, A DISTANCE OF 10.72 FEET TO A POINT, WHICH IS 698.67 FEET NORTH FROM THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION AND 613.12 FEET WEST OF THE EAST LINE OF SAID QUARTER-QUARTER SECTION) (EXCEPT FROM THE ABOVE DESCRIBED TRACT THE SOUTH 297.50 FEET THEREOF), IN COOK COUNTY, ILLINOIS.