

UNOFFICIAL COPY



Doc#: 1524729100 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/04/2015 03:35 PM Pg: 1 of 4

Property of Cook County Clerk's Office

IN THE UNITED STATES DISTRICT COURT FOR THE NORTHERN DISTRICT OF ILLINOIS EASTERN DIVISION

ADMIRALS BANK, a federally-chartered
savings bank, successor by assignment to
CITIBANK, N.A.,

Plaintiff,

v.

PREFERRED-HALSTED II LLC, an Illinois
limited liability company; BETHANY
CHRISTIAN SERVICES OF ILLINOIS, a
Michigan not-for-profit corporation;
THOMAS MORABITO; RNNB, LLC, an
Illinois limited liability company,

Defendants.

No. 15-cv-7443

Property Address:
11717-21 S. Halsted Street
Chicago, Illinois 60628

NOTICE OF FORECLOSURE

The undersigned, pursuant to Section 15-1503 of the Illinois Mortgage Foreclosure Law (735 ILCS 5/15-1503 (West 2012)), does hereby certify that the above-entitled lawsuit was filed in the U.S. District Court for the Northern District of Illinois, on August 25, 2015 and is now pending and that certain real property affected by said cause located in Cook County, Illinois is described as follows:

CCPD REVIEWER *RA*

UNOFFICIAL COPY

1. LEGAL DESCRIPTION:

PARCEL 1:

THAT PORTION OF LOTS 128 TO 131, BOTH INCLUSIVE, (EXCEPT THE WEST 17 FEET THEREOF TAKEN FOR HALSTED STREET) IN SHARPSHOOTER'S PARK SUBDIVISION IN SECTION 21, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 131 AFORESAID, AND RUNNING THENCE NORTH 89 DEGREES 33 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 131 A DISTANCE OF 95.93 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 05 SECONDS EAST, 131.26 FEET TO THE APPROXIMATE NORTH LINE OF AN EXISTING CONCRETE WALK; THENCE NORTH 89 DEGREES 58 MINUTES 55 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 18.73 FEET TO THE NORTHERLY PROLONGATION OF THE APPROXIMATE CENTERLINE OF AN EXISTING WALL IN BUILDING NO. 11731 S. HALSTED STREET; THENCE SOUTH 00 DEGREES 01 MINUTES 05 SECONDS EAST ALONG SAID NORTHERLY PROLONGATION AND APPROXIMATE CENTERLINE OF A DISTANCE OF 70.33 FEET TO A POINT IN THE APPROXIMATE CENTERLINE OF A WALL IN SAID BUILDING NO. 11731; THENCE NORTH 89 DEGREES 58 MINUTES 55 SECONDS EAST ALONG SAID APPROXIMATE CENTERLINE A DISTANCE OF 36.05 FEET TO A POINT IN THE APPROXIMATE CENTER LINE OF A WALL IN SAID BUILDING; THENCE SOUTH 00 DEGREES 01 MINUTES 05 SECONDS EAST ALONG SAID CENTERLINE A DISTANCE OF 1.01 FEET TO AN INTERSECTION WITH THE WESTERLY PROLONGATION OF A SOUTH FACE OF SAID EXISTING BUILDING; THENCE NORTH 89 DEGREES 58 MINUTES 55 SECONDS EAST ALONG SAID WESTERLY PROLONGATION A DISTANCE OF 0.67 FEET TO AN INTERSECTION WITH AN EAST FACE OF SAID BUILDING; THENCE SOUTH 00 DEGREES 01 MINUTE 05 SECONDS, EAST ALONG SAID EAST FACE A DISTANCE OF 4.33 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 55 SECONDS EAST, 40.42 FEET TO A POINT ON THE EAST LINE OF LOT 128 AFORESAID; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID EAST LINE OF LOTS 128 THROUGH 131 AFORESAID, 206.16 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 126 AND 127 (EXCEPT THE WEST 17 FEET THEREOF TAKEN FOR HALSTED STREET) IN SHARPSHOOTER'S PARK SUBDIVISION IN SECTION 21, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

2. COMMON ADDRESS:

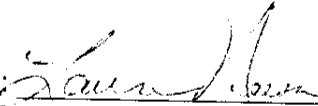
11717-21 S. Halsted Street, Chicago, Illinois 60628

UNOFFICIAL COPY

3. PERMANENT INDEX NUMBERS:
25-21-317-022, 25-21-317-023, 25-21-317-024 and 25-21-317-025
4. MORTGAGE TO BE FORECLOSED:
- (A) Nature of instrument:
MORTGAGE
- (B) Date of Mortgage:
DECEMBER 13, 2006
- (C) Name of Mortgagors:
PREFERRED-HALSTED II LLC
BETHANY CHRISTIAN SERVICES OF ILLINOIS
- (D) Titleholder of Record:
PREFERRED-HALSTED II LLC
- (E) Name of Mortgagee:
CITIBANK, N.A.
- (F) Date and place of recording:
DATE: February 5, 2007
PLACE: Recorder of Deeds of Cook County, Illinois
DATE OF ASSIGNMENT: April 12, 2012
PLACE: Recorder of Deeds of Cook County, Illinois
- (G) Identification of recording:
DOCUMENT NO. 0703602005
ASSIGNMENT DOCUMENT NO. 1215919124
- (H) Interest subject to the Mortgage:
FEE SIMPLE
- (I) Amount of original indebtedness and subsequent advances:
ORIGINAL INDEBTEDNESS: \$1,400,000.00
SUBSEQUENT ADVANCES: \$ 0.00
- (J) Total Amount Due as of August 24, 2015 (excluding attorneys' fees, costs and expenses): \$1,242,928.85.

UNOFFICIAL COPY

ADMIRALS BANK

By: 
One of Plaintiff's Attorneys

Prepared by and return to after recording:
Lauren Newman
THOMPSON COBURN LLP
55 E. Monroe Street, 37th Floor
Chicago, Illinois 60603
(312) 346-7500

AFFIRMATION OF NON-RESIDENTIAL MORTGAGE FORECLOSURE LIS PENDENS

As agent for the Plaintiff, I state and affirm that the foregoing Lis Pendens is not related to a residential mortgage foreclosure and therefore does not require a certificate of service under paragraph (g) of 765 ILCS 77/70. Note: "If the certificate of service is not recorded, then the Lis Pendens pertaining to the residential mortgage foreclosure in question is not recordable and is of no force and effect." 765 ILCS 77/70 (g).


Lauren Newman