



1604216026

Doc#: 1604216026 Fee: \$46.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/11/2016 11:50 AM Pg: 1 of 5

**PARTIAL RELEASE -
NOTICE OF FORECLOSURE/
LIS PENDENS**

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

ALBANY BANK AND TRUST COMPANY,)
N.A.,)
Plaintiff,)
v.)

No. 2015 CH 16729

ANTHONY PURCELL; BALDTOP, LLC;)
DAT PROPERTIES, INC.; SONIA PURCELL;)
COLEMAN McDONAGH; KELLY McDONAGH;)
TIMOTHY K. ROLLAND; WILLIAM R.)
NIFONG; NINA HALLQUIST; UNKNOWN)
OWNERS; and NON-RECORD CLAIMANTS,)
Defendants.)

1801 West Lunt Avenue
Chicago, Illinois 60626

Calendar 61

PARTIAL RELEASE - NOTICE OF FORECLOSURE/LIS PENDENS

The undersigned certifies that the above-captioned Mortgage Foreclosure action was filed on November 16, 2015, and is now pending:

1. The Notice of Foreclosure/Lis Pendens was recorded November 16, 2015 in the Cook County Recorder of Deeds as Document No. 1532016038.
2. The Mortgagee, Albany Bank and Trust Company, N.A., releases its claim of lien in the real property commonly known as Unit A, 1801 Lunt Avenue, Chicago, Illinois 60625 and is legally described as set forth in Exhibit A attached hereto having Permanent Index Number: 11-31-215-035-0000.
3. Mortgagee **maintains and retains** its claim of lien in the real property commonly

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known as Unit B, 1801 Lunt Avenue, Chicago, Illinois 60625 and is legally described as follows:

PARCEL 1: THE EAST 35.15 FEET OF LOT 1 (EXCEPT THE NORTH 75.24 FEET AND EXCEPT THE SOUTH 25.04 FEET) IN BLOCK 35, IN ROGERS PARK, IN SECTION 31, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE SOUTH 25.04 FEET OF THE EAST 35.15 FEET OF LOT 1 (EXCEPT THE WEST 20.47 FEET) IN BLOCK 35, IN ROGERS PARK, IN SECTION 31, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number is 11-31-215-036-0000.

4. Identification of the mortgage sought to be foreclosed:
- A. Mortgagor: Badtop, LLC
 - B. Mortgagee: Albany Bank and Trust Company, N.A.
 - C.

Date of Mortgage:	March 15, 2004
Date of (First) Extension Agreement:	March 1, 2005
Date of (Second) Extension Agreement:	September 1, 2005
Date of (Third) Extension Agreement:	September 1, 2007
Date of (Fourth) Extension Agreement:	February 19, 2008
Date of (Fifth) Extension Agreement:	September 1, 2009
Date of (Sixth) Extension Agreement:	September 1, 2012
 - D. The place of recording of for the Mortgage and each of the six (6) Extension Agreements is the Cook County Recorder of Deeds. The date of recording for each of these instruments is as follows:

Mortgage:	July 29, 2004
(First) Extension Agreement:	March 22, 2005
(Second) Extension Agreement:	September 21, 2005
(Third) Extension Agreement:	September 18, 2007
(Fourth) Extension Agreement:	February 27, 2008
(Fifth) Extension Agreement:	September 10, 2009
(Sixth) Extension Agreement:	January 14, 2013
 - E. Document Number for each of these instruments is as follows:

Mortgage:	0421120106
(First) Extension Agreement:	0508127139
(Second) Extension Agreement:	0526418070

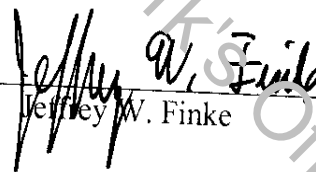
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(Third) Extension Agreement:	0726109049
(Fourth) Extension Agreement:	0805860070
(Fifth) Extension Agreement:	0925331064
(Sixth) Extension Agreement:	1300413040

Recording Document Identification

The undersigned further certifies pursuant to 735 ILCS 5/15-1218:

- A. The name of the address of the party plaintiff making said claim and asserting mortgage foreclosure is: Albany Bank and Trust Company, N.A.
3400 West Lawrence Avenue
Chicago, Illinois 60625
- B. Said plaintiff claims a lien upon the following real estate:
Unit B 1801 West Lunt Avenue, Chicago, Illinois 60626
- C. The nature of said claim is the mortgage and foreclosure action referred to above.
- D. The names of the persons against whom said claim is made are set forth in the caption above.
- E. The legal description of the real estate appears above.
- F. The name and address of the person executing this notice appears below.
- G. The name and address of the person who prepared this notice appears below.



 Jeffrey W. Finke

February 11, 2016

Prepared by and Mail to:

Jeffrey W. Finke
 Attorney No. 33302
 Attorney for Plaintiff Albany
 Bank & Trust Company
 55 West Wacker Drive, Suite 1400
 Chicago, IL 60601-1799
 (312) 606-3333 telephone
jwfinke@mindspring.com email

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EXHIBIT "A"

PARCEL 1: THE NORTH 75.24 FEET OF THE EAST 35.15 FEET OF LOT 1 IN BLOCK 35, IN ROGERS PARK, IN SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE WEST 20.47 FEET OF THE SOUTH 25.04 FEET OF THE EAST 35.15 FEET OF LOT 1 IN BLOCK 35, IN ROGERS PARK, IN SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: AN EASEMENT FOR THE BENEFIT OF PARCEL 1 IS HEREBY RESERVED FOR THE WEST 5.00 FEET OF THE EAST 35.15 FEET OF LOT 1 (EXCEPT THE NORTH 75.24 FEET AND EXCEPT THE SOUTH 25.04 FEET) IN BLOCK 35, IN ROGERS PARK, IN SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 11-31-215-035-0000

**ADDRESS: 1801 W. LUNT, UNIT A
CHICAGO, IL 60626**

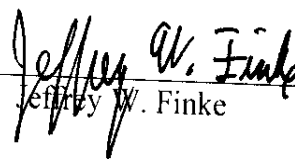
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PROOF OF SERVICE

I, Jeffrey W. Finke, attorney for plaintiff Albany Bank and Trust Company, N.A., certify that I caused a copy of the foregoing Partial Release - Notice of Foreclosure/Lis Pendens to be sent to:

Illinois Dept. of Financial and Professional Regulation
Division of Banking
100 West Randolph Street
9th Floor
Chicago, IL 60601

by causing a copy to be served by United States first class mail, postage prepaid, by depositing same in the United States mailbox located at 55 West Wacker Drive, Chicago, IL 60601 before 5:00 p.m. on this 11th day of February, 2016.



Jeffrey W. Finke

Property Of Cook County Clerk's Office