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1719222064

Doc# 1719222064 Fee \$40.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/11/2017 03:15 PM PG: 1 OF 2

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

BYLINE BANK, as successor in interest to)
Ridgestone Bank)

Plaintiff)

v.)

4454 WEST CERMAK LLC, an Illinois)
limited liability company, CERMAK AUTO)
AUCTION LLC, an Illinois limited liability)
company, MOHAMMAD NIKPOURI, ANIR)
NIKPOURI, KARIM MOTLAGH,)
UNKNOWN OWNERS AND NON-)
RECORD CLAIMANTS,)

Defendants,)

Case No. 2017 CH 09399

Commercial Foreclosure

Property Address:

4454 West Cermak Road
Chicago, IL 60623

NOTICE OF FORECLOSURE

(To Be Filed In The Office Of The Recorder Of Deeds)

I, the undersigned, do hereby certify that the above entitled cause was filed in the above Court on the 10th day of July, 2017, for foreclosure of a certain mortgage. The Mortgage was made on March 28, 2008, by 4454 West Cermak LLC, an Illinois limited liability company, as Mortgagor to Ridgestone Bank, as Mortgagee and recorded on March 31, 2008, in the Cook County Recorder's Office, Illinois as Document No. 0809141048. The record title holder of the affected real estate is 4454 West Cermak LLC, an Illinois limited liability company.

The real estate is legally described as follows:

Parcel 1:

THAT PART OF LOT 8, WHICH LIES EAST OF THE EAST LINE OF KILBOURN AVENUE; NORTH OF THE NORTH LINE OF CERMAK ROAD; AND WEST OF A LINE 425 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF KOSTNER AVENUE, IN SEYMOUR'S ESTATE OR FREER'S SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST

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QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

ALSO, THE WEST 225 FEET OF THE EAST 425.00 FEET OF THAT PART OF LOT 8, WHICH LIES WEST OF THE WEST LINE OF KOSTNER AVENUE; AND NORTH OF THE NORTH LINE OF CERMAK ROAD, IN SEYMOUR'S ESTATE OR FREER'S SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

TOGETHER WITH A PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER THE NORTH 18 FEET OF THE EAST 200 FEET OF THAT PART OF LOT 8 WHICH LIES WEST OF THE WEST LINE OF KOSTNER AVENUE IN SEYMOUR'S ESTATE OR FREER'S SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 4454 West Cermak Road, Chicago, IL 60623

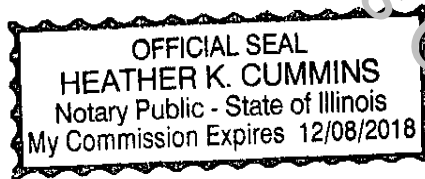
PIN Numbers: 16-22-313-017-0000; 16-22-313-018-0000

T. G. Tiu

Terence G. Tiu

SUBSCRIBED AND SWORN TO
me this 10th day of July, 2017.

Heather K. Cummins
Notary Public



PREPARED BY & RETURN ORIGINAL TO:

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