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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/16/2018 09:55 AM PG: 1 OF 3

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

FIRST MIDWEST BANK, an Illinois banking  
corporation, )

Plaintiff, )

vs. )

COMBOVER P435, LLC, an Illinois Limited  
Liability Company; SULTAN S. ISSA, an  
individual; SULTAN S. ISSA LIVING TRUST  
DATED AUGUST 24, 2012; UNKNOWN  
OWNERS and NON-RECORD CLAIMANTS, )

Defendants. )

Case No. 2018 CH 01961

Commercial Mortgage Foreclosure

Property Address: 401 North  
Wabash Avenue, Unit P435,  
Chicago, Illinois 60611

### NOTICE OF FORECLOSURE

Plaintiff First Midwest Bank, pursuant to 735 ILCS § 5/15-1503, hereby gives notice as follows:

1. The name of the plaintiff and the case number are as follows:

Plaintiff: First Midwest Bank

Case No. 2018 CH 01961 Date filed: February 14, 2018

2. The court in which said action was brought is as follows:

Circuit Court of Cook County, Illinois.

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3. The names of the title holders of record are:

Combover P435, LLC

4. A legal description of the real estate sufficient to identify it with reasonable certainty is as follows:

PARCEL 1:

UNIT P-435 IN THE 401 NORTH WABASH AVENUE RESIDENTIAL CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOT 1 IN TRUMP TOWER SUBDIVISION OF A TRACT OF LAND IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0821716050, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, SUPPORT, USE AND ENJOYMENT AS CREATED BY AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE 401 NORTH WABASH BUILDING RECORDED AS DOCUMENT NUMBER 0803015062 AND AMENDED BY AMENDMENT RECORDED AUGUST 4, 2008 AS DOCUMENT NUMBER 0821716049.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT IN FAVOR OF PARCELS 1 AND 2, AS GRANTED IN THAT CERTAIN ORDINANCE BY THE CITY OF CHICAGO APPROVED SEPTEMBER 1, 2004 AND RECORDED JANUARY 3, 2005 AS DOCUMENT NUMBER 0500319018 AS PUBLISHED IN JOURNAL PAGES 30411 TO 30458, BOTH INCLUSIVE, FOR THE IMPROVEMENT, USE AND MAINTENANCE OF PUBLIC WAY, TO IMPROVE, MAINTAIN, REPAIR REPLACE, USE AND OCCUPY FOR PEDESTRIAN PURPOSES, AND NOT VEHICULAR PURPOSES, CERTAIN TRACTS OF LAND AS MORE PARTICULARLY DESCRIBED THEREIN.

5. A common address of description of the location of the real estate is as follows:

401 North Wabash Avenue, Unit P435, Chicago, IL 60611  
 Permanent Index Number: 17-10-135-038-1611

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6. An identification of the mortgage sought to be foreclosed is as follows:

<b>Nature of instruments:</b>	Mortgage
<b>Date of Mortgage:</b>	September 8, 2015
<b>Name of Mortgagor:</b>	Combover P435, LLC
<b>Name of Mortgagee:</b>	First Midwest Bank, successor-by-merger to Standard Bank and Trust Company
<b>Date of recordings:</b>	October 21, 2015
<b>County where recorded:</b>	Cook County, Illinois.
<b>Recording documents identification:</b>	Mortgage Document No. 1529449118
<b>Interest subject to the mortgage:</b>	Fee simple.
<b>Amount of the original indebtedness, including subsequent advances made under the mortgage:</b>	\$75,000.00

Dated: February 15, 2018



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