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Doc#: 1814208067 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/22/2018 11:09 AM Pg: 1 of 4

**IN THE CIRCUIT COURT
COOK COUNTY, ILLINOIS
CHANCERY DIVISION-
MECHANICS LIEN SECTION**

FOR RECORDER'S USE ONLY

MGD ELECTRIC, INC., an Illinois corporation,

Plaintiff,

Case No. 2018-CH-06460

PETORE ASSOCIATES, INC., a New Jersey corporation, WD EXCHANGE LLC, an Illinois limited liability company, BURLINGTON COAT FACTORY OF ILLINOIS LLC, an Illinois limited liability company, PARKWAY BANK AND TRUST COMPANY, RYAN FLOORING CENTER, INC. D/B/A CARPET ONE FLOORING, INC., an Illinois corporation, TUSCANY CONSTRUCTION, INC., an Illinois corporation, CENTURY GLASS INC., an Illinois corporation, MIRAGE DECORATING, INC., an Illinois corporation, TRADESEMEN INTERNATIONAL, LLC, a Delaware limited liability company, PAUL REILLY COMPANY ILLINOIS, INC., an Illinois corporation, UNKNOWN OWNERS, and NON-RECORD CLAIMANTS,

Defendants.

**NOTICE OF FORECLOSURE ACTION TO QUIET TITLE
(LIS PENDENS)**

I, the undersigned, do hereby certify MGD ELECTRIC, INC., an Illinois corporation, was filed in the above entitled action in the office of the Clerk of the Circuit Court of Cook County on the 18th day of May, 2018, and is now pending in said Court and that the property effected by said action is described as follows:

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- A. The names of all Plaintiff, Defendants and the case number are set forth above.
- B. The Court in which the action was brought is set forth above.
- C. The name of the Title Holder of Record is:

WD EXCHANGE LLC, an Illinois limited liability company

- D. Legal Description, Common Address, and Property Index Number of the premises:

PARCEL: See Exhibit A.

P.I.N.s: 13-34-311-003-0000; 13-34-311-006-0000; 13-34-311-007-0000

which property is commonly known as Burlington Store #557, 1710 N. Kostner Avenue, Chicago, Illinois 60639.

MGD ELECTRIC, INC., an Illinois corporation,

By: _____

One of its attorneys

Dated: May 18, 2018

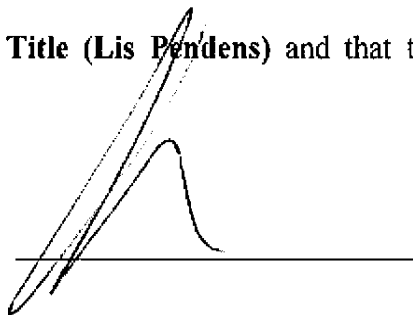
After recording return to

Mark B. Grzymala
GRZYMALA LAW OFFICES, P.C.
10024 Skokie Blvd, Suite 206
Skokie, IL 60077
p: 847.920.7286
mark@grzymalalaw.com
Cook County No. 58866

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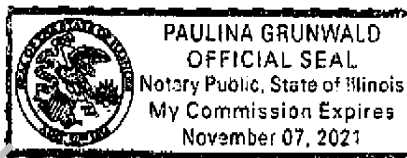
VERIFICATION

The undersigned, Mark B. Grzymala, being first duly sworn, on oath deposes and states that s/he is an authorized representative of **MGD ELECTRIC, INC.** that he has read the above and foregoing **Notice of Foreclosure Action to Quiet Title (Lis Pendens)** and that to the statements therein are true and correct.



SUBSCRIBED AND SWORN to
before me this 18th day
of May, 2018.

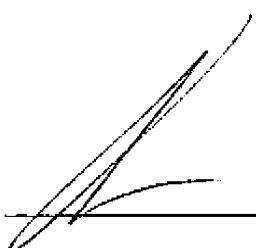
Paulina Grunwald
Notary Public



AFFIRMATION OF NON-RESIDENTIAL MORTGAGE FORECLOSURE LIS PENDENS

I, Mark B. Grzymala, as agent for the Plaintiff 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)

By: 

Date: May 18, 2018

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Property Address: Burlington Store #557, 1710 N. Kostner Avenue, Chicago, Illinois 60639

P.I.N.s: 13-34-311-003-0000; 13-34-311-006-0000; and 13-34-311-007-0000

Legal Description:

PARCEL 1:

That Part Of Block 2 In Hamilton's Subdivision Of The South 60 Acres Of The East 1/2 Of The Southwest 1/4 Of Section 34, Township 40 North, Range 13, East Of The Third Principal Meridian, Lying In The East 1/2 Of The East 1/2 Of The Southwest 1/4 Of Said Section 34 (Except That Part Of Said Premises Conveyed By David H. Hamilton And Wife To The City Of Chicago By Deed Dated 07/31/1891 And Recorded 08/26/1891, As Document No. 1525724, In Book 3691, Page 61, And Except The West 33 Feet Thereof Dedicated For Part Of West 45th Street (Kilbourn Avenue) And Except That Part Of Said Premises Conveyed To Chicago, Milwaukee And St. Paul Railroad Company By Deed Of Trust Recorded 10/13/1909, In Book 10627, Page 178, As Document No. 4451698, And Except That Part Of Said Premises Dedicated For A Public Street By Plat Of Dedication Recorded In Book 983, Of Plats Page 8, As Document No. 22547118, And Except That Part Of Said Premises Lying Northerly Of The Following Described Line; Commencing At The Intersection Of The East Line Of 45th Street (Kilbourn Avenue) And The North Line Of Grand Avenue; Thence Northerly 330.31 Feet Along Said East Line For A Point Of Beginning; Thence Easterly 289.45 Feet Along A Line Forming An Angle Of 90 Degrees 11 Minutes 21 Seconds With The Prolongation Of The Last Described Course, As Measured Clockwise Therefrom; Thence Northerly, 14.05 Feet Along A Line Forming An Angle Of 89 Degrees 48 Minutes 49 Seconds With The Last Described Course, As Measured Clockwise Therefrom; Thence Easterly 309.88 Feet To A Point On The West Line Of Kostner Avenue For A Point Of Terminus Of The Hereon Described Line, Said Point Being 676.45 Feet Northerly, As Measured Along Said West Line, Of The Southeast Corner Of Block 2 In Hamilton's Subdivision Aforesaid) In Cook County, Illinois.

PARCEL 2:

Non-Exclusive Easement For The Benefit Of Parcel 1, Contained In The Declaration Of Restrictions And Grant Of Easement Made December 29, 1999 By And Between Jetco Properties, Inc. And Krc Kostner, 853 Inc, Recorded January 14, 2000 As Document Number 00036798 As Amended By That Certain First Amendment To Declaration Of Restrictions And Grant Of Easements Made January 13, 2004 By And Between Jetco Properties, Inc. And Spiegel & Tickman Iii, Llc Recorded January 20, 2004 As Document Number 0402019101.

PARCEL 3:

Part Of Block 2 In Hamilton's Subdivision Of The South 60 Acres Of The East Half Of The Southwest Quartet Of Section 34, Township 40 North, Range 13, East Of The Third Principal Meridian, Described As Follows To Wit; Beginning At A Point In The East Line Of Block 2, Being The West Line Of Columbia (Now Kostner) Avenue 489.6 Feet North Of The South Line Of Section 34; Thence South Along The East Line Of Said Block 50 Feet; Thence West Of A Line Parallel With The South Line Of Said Section 125 Feet West To A 16-Foot Alley; Thence North Along The East Line Of Said Alley 50 Feet; Thence East Along The South Line Of A 16-Foot Alley 125 Feet To The Place Of Beginning, In The City Of Chicago, Cook County, Illinois.

