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Doc# 1817316064 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/22/2018 04:01 PM PG: 1 OF 5

For Recorder's Use Only

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

LANDSTAR HOLDINGS, LLC, an )  
Illinois limited liability company )

Plaintiff, )

v. )

CHICAGO TITLE LAND TRUST )  
COMPANY, as Successor Trustee to )  
American National Bank and Trust )  
Company of Chicago, as )  
Trustee under Trust Agreement dated April )  
18, 29186 and known as Trust No. )  
67145; CHICAGO TITLE LAND TRUST )  
COMPANY as Successor Trustee to )  
American National Bank and Trust )  
Company of Chicago, as Trustee under )  
Trust Agreement dated April 18, 1986 )  
and known as Trust No. 67146; FRANK )  
CALDARAZZO; and Unknown Owners )  
and Non-Record Claimants, )

Defendants. )

Case No. 2018 CH 07846

Property Address:  
4901-4907 N. Kenmore Avenue  
Chicago, Illinois

**LIS PENDENS – COMPLAINT FOR SPECIFIC PERFORMANCE**

THE UNDERSIGNED hereby certifies that the above-entitled Complaint for Specific

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Performance action was filed on June 21, 2018, and is now pending.

1. The name of the Plaintiff and the Case Number are identified above.
2. The Court in which the action was brought is identified above.
3. The names of the title holders of record are:
  - (i) Chicago Title Land Trust Company, as Successor Trustee to American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated April 18, 1986 and known as Trust No. 67145.
  - (ii) Chicago Title Land Trust Company, as Successor Trustee to American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated April 18, 1986 and known as Trust No. 67146.
  - (iii) Frank Caldarazzo.
4. The true identities of the unknown owners and non-record claimants are presently unknown to Plaintiff. If the true identities of these defendants become known, the Plaintiff will amend the Complaint to reflect their true names.
5. A legal description of the real estate sufficient to identify it with reasonable certainty is as follows:

Units 1016-1, 1016-2, 1016-3, 1018-1, 1018-2, 1018-3, 1020-G, 1020-1, 1020-2, 1020-3, 1022-1, 1022-2, 1022-3, 1024-1, 1026-1, 1026-2, 1026-3, 4901-1, 4901-2 AND 4901-3 IN AINSLIE-UPTOWN HOMES CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 12 IN BLOCK 3 IN CONARROE'S RESUBDIVISION OF THAT PART OF ARGYLE LYING SOUTH OF THE CENTERLINE OF ARGYLE STREET IN THE SOUTHEAST FRACTIONAL  $\frac{1}{4}$  OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF THE CONDOMINIUM RECORDED AS DOCUMENT NUMBER 27712538, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

AND

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LOT 11 IN BLOCK 3 IN CONARROE'S RESUBDIVISION OF THAT PART OF ARGYLE LYING SOUTH OF THE CENTERLINE OF ARGYLE STREET IN THE SOUTHEAST FRACTIONAL ¼ OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS: 4901-4907 North Kenmore Avenue, Chicago, Illinois.

Permanent Index Numbers:

14-08-411-023-1001 (Unit 1016-1)  
 14-08-411-023-1002 (Unit 1016-2)  
 14-08-411-023-1003 (Unit 1016-3)  
 14-08-411-023-1004 (Unit 1018-1)  
 14-08-411-023-1005 (Unit 1018-2)  
 14-08-411-023-1006 (Unit 1018-3)  
 14-08-411-023-1007 (Unit 1020-G)  
 14-08-411-023-1008 (Unit 1020-1)  
 14-08-411-023-1009 (Unit 1020-2)  
 14-08-411-023-1010 (Unit 1020-3)  
 14-08-411-023-1011 (Unit 1022-1)  
 14-08-411-023-1012 (Unit 1022-2)  
 14-08-411-023-1013 (Unit 1022-3)  
 14-08-411-023-1014 (Unit 1024-1)  
 14-08-411-023-1017 (Unit 1026-1)  
 14-08-411-023-1018 (Unit 1026-2)  
 14-08-411-023-1019 (Unit 1026-3)  
 14-08-411-023-1020 (Unit 4901-1)  
 14-08-411-023-1021 (Unit 4901-2)  
 14-08-411-023-1022 (Unit 4901-3) and  
 14-08-411-010-0000

6. A common address or description of the location of the real estate is: 4901-4907

North Kenmore Avenue, Chicago, Illinois.

7. An identification of the Apartments/Investments Purchase and Sale Contract (the "Contract) dated August 18, 2017, is sought to be enforced is as follows:

a. Buyer: Landstar Holdings, LLC, an Illinois limited liability company

b. Sellers: (i) Chicago Title Land Trust Company, as Successor Trustee to American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated April 18, 1986 and known as Trust No. 67145, (ii) Chicago Title Land Trust Company, as Successor

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Trustee to American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated April 18, 1986 and known as Trust No. 67146

(c) Frank Caldarazzo

THE UNDERSIGNED further certifies as follows:

- (a) The names and address of the persons making the complaint for specific performance and asserting the Purchase and Sale Contract described herein is: Emily L. Peel and Caroline Pritikin, Thompson Coburn LLP, 55 East Monroe Street, 37<sup>th</sup> Floor, Chicago, Illinois 60603.
- (b) The Plaintiff claims that the Contract is valid and binding and enforceable against Defendant in accordance with its terms.
- (c) The Plaintiff claims it fulfilled its obligations under the Contract and/or is ready, willing, and able to perform its part of the Contract, including but not limited to closing on the property by the closing date.
- (d) Defendants, failed and refuse to perform their part of the Contract, including but not limited to, closing on the property by the closing date.
- (e) The Contract makes clear that time is of the essence for the purposes of the Contract at General Provision R of the Contract.
- (e) The legal description of the property appears above in (5).
- (f) The name and address of the person executing this notice appears below.
- (g) The names and address of the persons who prepared this notice appear below.

  
\_\_\_\_\_  
One of the Attorneys for Landstar Holdings, LLC

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Emily L. Peel ([epeel@thompsoncoburn.com](mailto:epeel@thompsoncoburn.com))  
Caroline Pritikin ([cpritikin@thompsoncoburn.com](mailto:cpritikin@thompsoncoburn.com))  
55 East Monroe St., 37th Fl.  
Chicago, Illinois 60603  
312-346-7500  
Atty. No. 48614

Property of Cook County Clerk's Office

**COOK COUNTY  
RECORDER OF DEEDS**

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