

# UNOFFICIAL COPY

Doc#: 1830955032 Fee: \$56.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/05/2018 10:05 AM Pg: 1 of 5

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

*FOR RECORDER'S USE ONLY*

MGD ELECTRIC, INC., an Illinois corporation, )

Plaintiff, )

Case No. 2018-CH-07615

PETORE ASSOCIATES, INC. d/b/a PETORE )  
CONSTRUCTION, a New Jersey corporation, )  
BURLINGTON COAT FACTORY OF ILLINOIS )  
LLC, an Illinois limited liability company, )  
INGRAFFIA-GAMBINO INVESTMENTS, LLC, an )  
Illinois limited liability company, RYAN FLOORING )  
CENTER, INC. D/B/A CARPET ONE FLOORING, )  
INC., an Illinois corporation, TUSCANY )  
CONSTRUCTION, INC., an Illinois corporation, )  
UNKNOWN OWNERS, and NON-RECORD )  
CLAIMANTS, )

Defendants. )

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

**This amends the document previously recorded on June 20, 2018 as document number 1817118001 in the office of the Cook County Recorder.**

I, the undersigned, do hereby certify that a complaint by 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 18<sup>th</sup> day of June 2018, and is now pending in said Court and that the property effected by said action is described as follows:

- A. The names of all Plaintiff, Defendants and the case number are set forth above.

# UNOFFICIAL COPY

B. The Court in which the action was brought is set forth above.

C. The name of the Title Holder of Record is:

INGRAFFIA-GAMBINO INVESTMENTS, LLC, an Illinois limited liability company

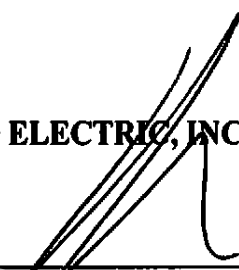
D. Legal Description, Common Address, and Property Index Number of the premises:

PARCEL: See Exhibit A.

P.I.N.s: 12-33-301-031-0000 and 12-33-301-032-0000

which property is commonly known as Burlington Coat Factory, 2031 Mannheim Road, Melrose Park, Illinois.

**MGD ELECTRIC, INC.**, an Illinois corporation,

By:   
\_\_\_\_\_  
One of its attorneys

Dated: November 2<sup>nd</sup>, 2018

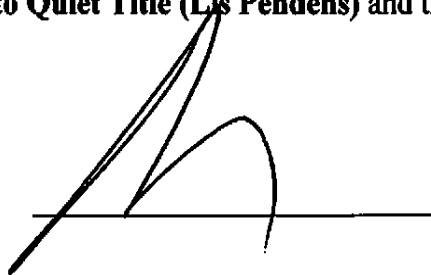
**After recording return to**

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

# UNOFFICIAL COPY

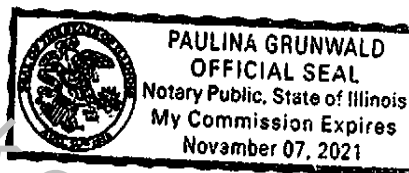
## VERIFICATION

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 **Amended 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 2<sup>nd</sup> day  
of November, 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: November 2<sup>nd</sup>, 2018



# UNOFFICIAL COPY

CHICAGO TITLE INSURANCE COMPANY

## PROPERTY INFORMATION REPORT

### Legal Description

#### PARCEL 1:

LOT 2 IN K & M-VENTURE RESUBDIVISION OF LOTS 1 AND 2 IN MANNHEIM- NORTH COMMERCIAL SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED DECEMBER 9, 1985 AS DOCUMENT 85316183.

#### ALSO KNOWN AS:

A TRACT OF LAND BEING LOT 2 IN K&M-VENTURE RESUBDIVISION IN PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED DECEMBER 9, 1985 AS DOCUMENT 85316183, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE NORTHWEST CORNER OF SAID LOT 2; THENCE NORTH 90 DEGREES 00" EAST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 476.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 00 DEGREES 00" WEST ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 577.99 FEET TO THE SOUTH EAST CORNER OF SAID LOT 2; THENCE SOUTH 90 DEGREES 00" WEST ALONG SAID LOT 2 LINE, A DISTANCE OF 156.33 FEET; THENCE NORTH 00 DEGREES 00" WEST ALONG SAID LOT 2 LINE, A DISTANCE OF 120.00 FEET; THENCE NORTH 90 DEGREES 00" WEST ALONG SAID LOT 2 LINE, A DISTANCE OF 68.67 FEET; THENCE SOUTH 00 DEGREES 00" WEST ALONG SAID LOT 2 LINE, A DISTANCE OF 265.00 FEET; THENCE NORTH 90 DEGREES 00" WEST ALONG SAID LOT 2 LINE, A DISTANCE OF 131.01 FEET; THENCE NORTH 00 DEGREES 00" WEST ALONG SAID LOT 2 LINE, A DISTANCE OF 77.08 FEET; THENCE SOUTH 90 DEGREES 00" WEST ALONG SAID LOT 2 LINE, A DISTANCE OF 119.99 FEET TO THE WEST LINE OF SAID LOT 2 (SAID LINE ALSO BEING THE EAST RIGHT-OF-WAY LINE OF MANNHEIM ROAD); THENCE NORTH 00 DEGREES 00" EAST ALONG THE WEST LINE OF SAID LOT 2, AND THE SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 645.91 FEET TO THE POINT OF THE BEGINNING.

#### PARCEL 2:

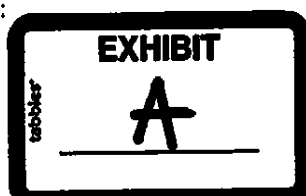
NON-EXCLUSIVE MUTUAL AND RECIPROCAL EASEMENTS AS CREATED, LIMITED AND DEFINED IN CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT DATED DECEMBER 9, 1985 AND RECORDED DECEMBER 9, 1985 AS DOCUMENT NUMBER 85316185 AND AMENDED BY 93981425 INCLUDING INGRESS AND EGRESS PASSAGE OF VEHICLES AND PEDESTRIAN, PARKING, UTILITY FACILITIES, CONSTRUCTION, BUILDING ELEMENT AND ROOF FLASHING ENCROACHMENTS, COMMON AREA IMPROVEMENTS AND EXTERIOR LIGHTS IN THOSE LOCATIONS SPECIFIED IN SAID AGREEMENT AND IN THAT CERTAIN JOINT IMPROVEMENT AGREEMENT DATED DECEMBER 9, 1985, BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 11, 1985 AND KNOWN AS TRUST NUMBER 65769 AND THE MAY DEPARTMENT STORES COMPANY IN, OVER, UPON AND UNDER THE AREAS AS DEFINED AND DESCRIBED IN SAID INSTRUMENT AS ASSIGNED TO KRC MELROSE PARK 888, INC., BY ASSIGNMENT AND ASSUMPTION OF RECIPROCAL EASEMENT AGREEMENT BY METROPOLITAN LIFE INSURANCE COMPANY, DATED JULY 1, 1998 AND RECORDED JULY 13, 1998 AS DOCUMENT 98602209.

#### PARCEL 3:

EASEMENT FOR THE EXISTANCE, USE, MAINTENANCE, REPAIR, REMOVAL, AND REPLACEMENT OF BUILDING IMPROVEMENTS IN SAID EASEMENT AREAS MADE BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER

BORROWER NAME AND ADDRESS:  
N/A

PERMANENT REAL ESTATE INDEX NUMBER:  
SEE BELOW





# UNOFFICIAL COPY

CHICAGO TITLE INSURANCE COMPANY

## PROPERTY INFORMATION REPORT

---

11, 1985 AND KNOWN AS TRUST NUMBER 65769, THE MAY DEPARTMENT STORES COMPANY, AND FIRST WISCONSIN NATIONAL BANK OF MILWAUKEE, RECORDED AS DOCUMENT NUMBER 87264729.

EXCEPT THAT PART DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 2 IN K & M-VENTURE RESUBDIVISION OF LOTS 1 AND 2 IN MANNHEIM-NORTH COMMERCIAL SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED DECEMBER 9, 1985 AS DOCUMENT 85316183; THENCE SOUTH 01 DEGREE 58' 05" EAST ALONG THE WEST LINE OF LOT 2 AFORESAID 500.75 FEET; THENCE NORTH 88 DEGREES 0' 55" EAST 125.00 FEET; THENCE SOUTH 01 DEGREE 58' 05" EAST 100.00 FEET; THENCE SOUTH 88 DEGREES 01' 55" WEST 125.00 FEET TO THE WEST LINE OF SAID LOT 2; THENCE NORTH 01 DEGREE 58' 05" WEST ALONG THE WEST LINE OF LOT 2 AFORESAID 100.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office