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EDWARD H. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/16/2019 03:47 PM PG: 1 OF 3

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

WILMINGTON TRUST, NATIONAL
ASSOCIATION as TRUSTEE, for the
BENEFIT of the HOLDERS of B2R
MORTGAGE TRUST 2016-1 MORTGAGE
PASS-THROUGH CERTIFICATES,
Plaintiff,

v.

LAWNDALE COMMONS, LLC; 1248 S.
TRIPP SERIES, THE 500 GROUP LLC;
MICHAEL P. FEDEROW; ROBERT N.
WOLF REVOCABLE TRUST DATED
AUGUST 27, 2013; UNKNOWN OWNERS
and NON-RECORD CLAIMANTS,
Defendants.

Case No. 2019 CH 11783

NOTICE OF FORECLOSURE

Pursuant to 735 ILCS 5/15-1503, Notice of Foreclosure is hereby given. The following information applies to said foreclosure proceeding filed:

- i. The names of all Plaintiffs and the case number are identified above.
- ii. The court in which said action was brought is identified above.
- iii. The name of the title holder of record is: LAWNDALE COMMONS, LLC,¹ an Illinois limited liability company.

¹ A defect in title to the property commonly known as 1248 S. Tripp Avenue, 1st and 2nd Floors, Chicago, IL 60623 (the "Tripp Avenue Property") may exist in that a prior owner appears as title-holder vis-à-vis an improperly recorded warranty deed. Count IV of the Verified Complaint seeks to quiet any and all interest the prior owner may maintain in the Tripp Avenue Property.

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

Address: **1248 SOUTH TRIPP AVE, 1st FL, 2nd FL, CHICAGO, IL 60623**
Parcel Identification Number: 16-22-202-040-0000

LOT 34 IN BLOCK 2 IN FRANCIS P. CASEY'S SUBDIVISION OF BLOCKS 1, 2, 3, 4 IN THE SUBDIVISION BY L.C. PAINE FREER (AS RECEIVER) OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: **1455 S. KARLOV AVE., 1st FL, 2nd FL, 3rd FL, CHICAGO, IL 60623**
Parcel Identification Number: 16-22-221-047-0000

LOTS 14 AND 15 IN BLOCK 2 OF OUR HOME ADDITION TO CHICAGO BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 (EXCEPT THE NORTH 50 ACRES) OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: **1512 SOUTH HARDING AVE, 1st FL, 2nd FL, 3rd FL CHICAGO, IL 60623**
Parcel Identification Number: 16-23-122-022-0000

LOTS 5 AND 6 IN BLOCK 5, IN DOUGLAS PARK BOULEVARD BOHEMIAN LAND ASSOCIATION SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: **1622 SOUTH KARLOV AVE., 1st FL, 2nd FL & BASEMENT CHICAGO, IL 60623**
Parcel Identification Number: 16-22-405-032-0000

LOT 16 IN BLOCK 3 IN REYEL'S AND LOEFFLER'S ADDITION TO CHICAGO, A SUBDIVISION OF LOT 1 IN SUPERIOR COURT PARTITION OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: **4146 WEST CERMAK RD, 1st FL, 2nd FL, 3rd FL CHICAGO, IL 60623**
Parcel Identification Number: 16-22-427-024-0000

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LOT 25 IN BLOCK 2 IN THE SUBDIVISION OF BLOCKS 2, 3 AND 6 IN T.P. PHILLIP'S EQUITABLE LAND ASSOCIATION ADDITION TO CHICAGO IN THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

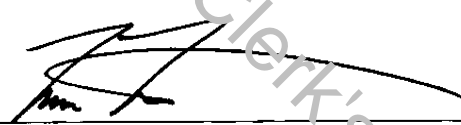
Address: **709 S. SACRAMENTO BLVD, CHICAGO, IL 60612**

Parcel Identification Number: 16-13-306-005-0000

LOT 5 IN THE SUBDIVISION OF LOTS 1, 4 AND 5 IN BLOCK 5 IN G.W. CLARKE'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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

- | | |
|--------------------------------------|---------------------------------------------------------------------------------|
| A. Nature of Instrument: | Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing |
| B. Date of Mortgage: | January 13, 2016 |
| C. Name of Mortgagor: | Lawndale Commons, LLC |
| D. Name of Mortgagee: | B2R Finance L.P. |
| E. Date and Place of Recording: | January 20, 2016; Cook County Recorder |
| F. Identification of Recording: | 1602029012 |
| G. Interest subject to the Mortgage: | Fee simple |
| H. Amount of Original Debt: | \$605,000.00 |



 Attorney for Plaintiff