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Karen A. Yarbrough
Cook County Clerk
Date: 04/08/2021 02:31 PM Pg: 1 of 4

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

ECapital Loan Fund II LP)
a Texas limited partnership,)
)
Plaintiffs,)

v.)

No. 2020 CH 07195

Navigant Development, LLC, an Illinois)
limited liability company, 1419 North)
Wells, LLC, Anthony J. Tomaska,)
Unknown Owners or Lessees,)
and Non-Record Claimants,)
)
Defendants.)

NOTICE OF FORECLOSURE

Common Address: 1419 – 1423 N. Wells Street, Chicago, IL 60610

PINs: 17-04-205-022-0000
17-04-205-051-0000
17-04-205-067-0000

Prepared by and Mail to:

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ECapital Loan Fund II LP,)
 a Texas limited partnership,)
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 Plaintiffs,)
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 Navigant Development, LLC, an Illinois)
 limited liability company, 1419 North)
 Wells, LLC, Anthony J. Tomaska,)
 Unknown Owners or Lessees,)
 and Non-Record Claimants,)
)
 Defendants.)

No. 2020 CH 07195

NOTICE OF FORECLOSURE

The undersigned provides the following information for its Notice of Foreclosure pursuant to Section 15-1503 of the Illinois Code of Civil Procedure:

1. The names of all Plaintiffs and the Case Number: A Verified Complaint for Foreclosure was filed on December 10, 2020 in the Circuit Court of Cook County, Illinois, Case Number 2020 CH 07195 by Plaintiff ECapital Loan Fund I, LP.
2. The Court in which said action was brought: The Circuit Court of Cook County, Illinois.
3. The names of the titleholders of record: Navigant Development, LLC.
4. A legal description of the real estate:

PARCEL 1:

THAT PART OF LOT 10 IN ASSESSOR'S DIVISION OF LOTS 92, 93, 94, 99, 101, 102, AND THAT PART OF LOTS 95, 96, 97 AND 100 IN BRONSON'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, OTHERWISE DESCRIBED AS THE NORTH 1/3 OF THE WEST 172.5 FEET OF LOT 100, THE SOUTH 1/2 OF THE NORTH 2/3 OF THE WEST 172.5 FEET OF LOT 100 AND THE SOUTH 1/3 OF THE WEST 172.5 FEET OF LOT 100 IN BRONSON'S ADDITION TO CHICAGO, LYING EAST OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE NORTH LINE OF LOT 10 AFORESAID, 99.24 FEET EAST, AS MEASURED ALONG SAID NORTH LINE, FROM THE NORTHWEST CORNER OF LOT 10 AFORESAID; THENCE SOUTH PERPENDICULAR TO SAID NORTH LINE, 2.99 FEET; THENCE EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, 0.99 FEET; THENCE SOUTH

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PERPENDICULAR TO THE LAST DESCRIBED COURSE 63.50 FEET TO A POINT ON THE SOUTH LINE OF LOT 10 AFORESAID, 100.26 FEET EAST, AS MEASURED ALONG SAID SOUTH LINE, FROM THE SOUTHWEST CORNER OF LOT 10 AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOTS 11 AND 12 (EXCEPT THE EAST 1 INCH OF SAID LOTS) AND THE SOUTH 1/2 OF LOT 13 (EXCEPT THE EAST 6 INCHES THEREOF) IN ASSESSOR'S DIVISION OF LOTS 92, 93, 94, 99, 101, 102, AND PARTS OF LOTS 95, 96, 97, 100 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT, LYING EAST OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE SOUTH LINE OF LOT 11 AFORESAID, 99.24 FEET EAST, AS MEASURED ALONG SAID SOUTH LINE, FROM THE SOUTHWEST CORNER OF LOT 11 AFORESAID; THENCE NORTH PERPENDICULAR TO SAID SOUTH LINE, 9.34 FEET; THENCE EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, 31.39 FEET; THENCE NORTH PERPENDICULAR TO THE LAST DESCRIBED COURSE 24.51 FEET; THENCE WEST PERPENDICULAR TO THE LAST DESCRIBED COURSE, 10.07 FEET; THENCE NORTH PERPENDICULAR TO THE LAST DESCRIBED COURSE 23.78 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF LOT 13 AFORESAID, 120.54 FEET EAST, AS MEASURED ALONG SAID NORTH LINE, FROM THE SOUTHWEST CORNER OF THE SOUTH 1/2 OF LOT 13 AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 2 AFORESAID OVER AND UPON THE SOUTH 4 1/2 FEET OF THE NORTH 1/2 OF LOT 13 (EXCEPT THE EAST 6 INCHES THEREOF) IN ASSESSOR'S DIVISION OF LOTS 92, 93, 94, 99, 101, 102, AND PARTS OF LOTS 95, 96, 97, AND 100 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, FOR PURPOSES OF INGRESS AND EGRESS, AS CREATED BY DEED DATED MARCH 26, 1979 FROM LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 13, 1963 AND KNOWN AS TRUST NUMBER 31061 TO HARRY J. ROHDE RECORDED APRIL 17, 1979 AS DOCUMENT 24922547, AS GRANTED IN EASEMENT AGREEMENT BY AND BETWEEN CHICAGO TITLE AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED THE 8TH DAY OF FEBRUARY, 1979, AND KNOWN AS TRUST NO. 1074212 AND CHICAGO TITLE AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED THE 25TH DAY OF MARCH, 1979 AND KNOWN AS TRUST NO. 1074525 DATED APRIL 11, 1979, RECORDED JUNE 6, 1979 AS DOCUMENT 24990781, AND AS AMENDED BY AMENDMENT BETWEEN 1429 NORTH WELLS L.L.C. AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 1, 1988 AND KNOWN AS TRUST NO. 106132-06 DATED JUNE 24, 1999 RECORDED JULY 15, 1999 AS DOCUMENT 99679305, IN COOK COUNTY, ILLINOIS.

PINs: 17-04-205-022-0000
17-04-205-051-0000
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5. Common Address of the real estate: 1419 – 1423 N. Wells Street, Chicago IL 60610
6. An identification of the Mortgage sought to be foreclosed: Mortgage recorded with the Recorder of Deeds of Cook County, Illinois on October 18, 2007 as document 07291600078, as assigned by Assignment of Mortgage and Related Loan

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documents and recorded on March 8, 2013 as document 1306755134, and further assigned by Assignment of Mortgage recorded on August 27, 2020 as document 2024007080.

ECapital Loan Fund I, LP

By: /s John A. Lipinsky
One of its Attorneys

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