



Doc# 2117922033 Fee \$63.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/28/2021 02:29 PM PG: 1 OF 7

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

VASSIL BAYRAKTAROV)

Plaintiff,)

Case No. 2021-CH-03126

v.)

WILLIAM BRANDER, PATRICK COYLE,)
DI CRISTOFANO PROPERTIES, LLC)

Defendants.)

LIS PENDENS NOTICE

The undersigned certifies that the above-entitled cause was filed in the above-named court on the June 25, 2021, seeking specific performance of real estate purchase agreements for the properties herein described, and is now pending in the Circuit Court of Cook County, Chancery Division, and that the properties affected by the cause are described as follows:

Commonly known as: 1033 Peterson Ave, Unit 302, G2 and G26 Park Ridge, IL 60068

- P.I.N. Numbers: 12-02-300-125-1010 (Condo Unit)
- 12-02-300-125-1018 (Parking Space)
- 12-02-300-125-1042 (Parking Space)

PARCEL 1:

Unit number 302 and G2 and G26 in the Peterson-Pointe Condominium as delineated on a survey of the following described tract of land:

Lot 1 in Final Plat of Peterson Pointe Subdivision, being a Subdivision of part of the East 1/2 of the Southwest 1/4 of Section 2, Township 40 North, Range 12, East of the Third Principal Meridian, according to the Plat thereof recorded September 25, 2006 as Document 0626845006, in Cook County, Illinois. Which survey is attached as Exhibit "B" to the Declaration of

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Condominium recorded as Document Number 0718322116; together with its undivided percentage interest in the common elements in Cook County Illinois

PARCEL 2:

The exclusive right to the use of storage space – as limited common elements as delineated on a survey attached to the Declaration aforesaid recorded as Document 0718322116.

Commonly known as: 1033 Peterson Ave, Unit 303, G14 and G20 Park Ridge, IL 60068

P.I.N. Numbers: 12-02-300-125-1011 (Condo Unit)
 12-02-300-125-1030 (Parking Space)
 12-02-300-125-1036 (Parking Space)

PARCEL 1:

Unit number 303 and G14 and G20 in the Peterson-Pointe Condominium as delineated on a survey of the following described tract of land:

Lot 1 in Final Plat of Peterson Pointe Subdivision, being a Subdivision of part of the East 1/2 of the Southwest 1/4 of Section 2, Township 40 North, Range 12, East of the Third Principal Meridian, according to the Plat thereof recorded September 25, 2006 as Document 0626845006, in Cook County, Illinois. Which survey is attached as Exhibit "B" to the Declaration of Condominium recorded as Document Number 0718322116; together with its undivided percentage interest in the common elements in Cook County Illinois

PARCEL 2:

The exclusive right to the use of storage space S11 as limited common elements as delineated on a survey attached to the Declaration aforesaid recorded as Document 0718322116.

Commonly known as: 1033 Peterson Ave, Unit 202, G6 and G7, Park Ridge, IL 60068

P.I.N. Numbers: 12-02-300-125-1002 (Condo Unit)
 12-02-300-125-1022 (Parking Space)
 12-02-300-125-1023 (Parking Space)

PARCEL 1:

Unit number 202 and G6 and G7 in the Peterson-Pointe Condominium as delineated on a survey of the following described tract of land:

Lot 1 in Final Plat of Peterson Pointe Subdivision, being a Subdivision of part of the East 1/2 of the Southwest 1/4 of Section 2, Township 40 North, Range 12 East of the Third Principal Meridian, according to the Plat thereof recorded September 25, 2006 as Document 0626845006, in Cook County, Illinois. Which survey is attached as Exhibit "B" to the Declaration of Condominium recorded as Document Number 0718322116; together with its undivided percentage interest in the common elements in Cook County Illinois.

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PARCEL 2:

The exclusive right to the use of storage space S-5 as limited common elements as delineated on a survey attached to the Declaration aforesaid recorded as Document 0718322116.

Commonly known as: 1033 Peterson Ave, Unit 208, G8 and G16, Park Ridge, IL 60068

P.I.N. Numbers: 12-02-300-125-1008 (Condo Unit)
 12-02-300-125-1024 (Parking Space)
 12-02-300-125-1032 (Parking Space)

PARCEL 1:

Unit number 208 and G8 and G16 in the Peterson-Pointe Condominium as delineated on a survey of the following described tract of land:

Lot 1 in Final Plat of Peterson-Pointe Subdivision, being a Subdivision of part of the East 1/2 of the Southwest 1/4 of Section 2, Township 40 North, Range 12 East of the Third Principal Meridian, according to the Plat thereof recorded September 25, 2006 as Document 0626845006, in Cook County, Illinois. Which survey is attached as Exhibit "B" to the Declaration of Condominium recorded as Document Number 0718322116, together with its undivided percentage interest in the common elements in Cook County Illinois.

PARCEL 2:

The exclusive right to the use of storage space S2 as limited common elements as delineated on a survey attached to the Declaration aforesaid recorded as Document 0718322116.

Commonly known as: 1033 Peterson Ave, Unit 304, G17 and G22, Park Ridge, IL 60068

P.I.N. Numbers: 12-02-300-125-1012 (Condo Unit)
 12-02-300-125-1033 (Parking Space)
 12-02-300-125-1038 (Parking Space)

PARCEL 1:

Unit number 304 and G17 and G22 in the Peterson-Pointe Condominium as delineated on a survey of the following described tract of land:

Lot 1 in Final Plat of Peterson-Pointe Subdivision, being a Subdivision of part of the East 1/2 of the Southwest 1/4 of Section 2, Township 40 North, Range 12 East of the Third Principal Meridian, according to the Plat thereof recorded September 25, 2006 as Document 0626845006, in Cook County, Illinois. Which survey is attached as Exhibit "B" to the Declaration of Condominium recorded as Document Number 0718322116, together with its undivided percentage interest in the common elements in Cook County Illinois.

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PARCEL 2:

The exclusive right to the use of storage space S16 as limited common elements as delineated on a survey attached to the Declaration aforesaid recorded as Document 0718322116.

Commonly known as: 1033 Peterson Ave, Unit 201, G3 and G4, Park Ridge, IL 60068

P.I.N. Numbers: 12-02-300-125-1001 (Condo Unit)
 12-02-300-125-1019 (Parking Space)
 12-02-300-125-1020 (Parking Space)

PARCEL 1:

Unit number 201 and G3 and G4 in the Peterson-Pointe Condominium as delineated on a survey of the following described tract of land:

Lot 1 in Final Plat of Peterson Pointe Subdivision, being a Subdivision of part of the East 1/2 of the Southwest 1/4 of Section 2, Township 40 North, Range 12 East of the Third Principal Meridian, according to the Plat thereof recorded September 25, 2006 as Document 0626845006, in Cook County, Illinois. Which survey is attached as Exhibit "B" to the Declaration of Condominium recorded as Document Number 0718322116, together with its undivided percentage interest in the common elements in Cook County Illinois.

PARCEL 2:

The exclusive right to the use of storage space S4 as limited common elements as delineated on a survey attached to the Declaration aforesaid recorded as Document 0718322116.

Commonly known as: 1033 Peterson Ave, Unit 204, G21 and G27, Park Ridge, IL 60068

P.I.N. Numbers: 12-02-300-125-1004 (Condo Unit)
 12-02-300-125-1037 (Parking Space)
 12-02-300-125-1043 (Parking Space)

PARCEL 1:

Unit number 204 and G21 and G27 in the Peterson-Pointe Condominium as delineated on a survey of the following described tract of land:

Lot 1 in Final Plat of Peterson Pointe Subdivision, being a Subdivision of part of the East 1/2 of the Southwest 1/4 of Section 2, Township 40 North, Range 12 East of the Third Principal Meridian, according to the Plat thereof recorded September 25, 2006 as Document 0626845006, in Cook County, Illinois. Which survey is attached as Exhibit "B" to the Declaration of Condominium recorded as Document Number 0718322116, together with its undivided percentage interest in the common elements in Cook County Illinois.

PARCEL 2:

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The exclusive right to the use of storage space S14 as limited common elements as delineated on a survey attached to the Declaration aforesaid recorded as Document 0718322116.

Commonly known as: 1033 Peterson Ave, Unit 205, G11 and G12, Park Ridge, IL 60068

P.I.N. Numbers: 12-02-300-125-1005 (Condo Unit)
 12-02-300-125-1027 (Parking Space)
 12-02-300-125-1028 (Parking Space)

PARCEL 1:

Unit number 205 and G11 and G12 in the Peterson-Pointe Condominium as delineated on a survey of the following described tract of land:

Lot 1 in Final Plat of Peterson Pointe Subdivision, being a Subdivision of part of the East 1/2 of the Southwest 1/4 of Section 2, Township 40 North, Range 12 East of the Third Principal Meridian, according to the Plat thereof recorded September 25, 2006 as Document 0626845006, in Cook County, Illinois. Which survey is attached as Exhibit "B" to the Declaration of Condominium recorded as Document Number 0718322116; together with its undivided percentage interest in the common elements in Cook County Illinois.

PARCEL 2:

The exclusive right to the use of storage space S12 as limited common elements as delineated on a survey attached to the Declaration aforesaid recorded as Document 0718322116.

Commonly known as: 1033 Peterson Ave, Unit 206, G25, Park Ridge, IL 60068

P.I.N. Numbers: 12-02-300-125-1006 (Condo Unit)
 12-02-300-125-1041 (Parking Space)

PARCEL 1:

Unit number 206 and G25 in the Peterson-Pointe Condominium as delineated on a survey of the following described tract of land:

Lot 1 in Final Plat of Peterson Pointe Subdivision, being a Subdivision of part of the East 1/2 of the Southwest 1/4 of Section 2, Township 40 North, Range 12 East of the Third Principal Meridian, according to the Plat thereof recorded September 25, 2006 as Document 0626845006, in Cook County, Illinois. Which survey is attached as Exhibit "B" to the Declaration of Condominium recorded as Document Number 0718322116; together with its undivided percentage interest in the common elements in Cook County Illinois.

PARCEL 2:

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The exclusive right to the use of storage space S7 as limited common elements as delineated on a survey attached to the Declaration aforesaid recorded as Document 0718322116.

Commonly known as: 1033 Peterson Ave, Unit 307, G24, Park Ridge, IL 60068

P.I.N. Numbers: 12-02-300-125-1015 (Condo Unit)
12-02-300-125-1040 (Parking Space)

PARCEL 1:

Unit number 307 and G24 in the Peterson-Pointe Condominium as delineated on a survey of the following described tract of land:

Lot 1 in Final Plat of Peterson Pointe Subdivision, being a Subdivision of part of the East 1/2 of the Southwest 1/4 of Section 2, Township 40 North, Range 12 East of the Third Principal Meridian, according to the Plat thereof recorded September 25, 2006 as Document 0626845006, in Cook County, Illinois. Which survey is attached as Exhibit "B" to the Declaration of Condominium recorded as Document Number 0718322116; together with its undivided percentage interest in the common elements in Cook County Illinois.

PARCEL 2:

The exclusive right to the use of storage space S5 as limited common elements as delineated on a survey attached to the Declaration aforesaid recorded as Document 0718322116.

Commonly known as: 1033 Peterson Ave, Unit 308, G1 and G13, Park Ridge, IL 60068

P.I.N. Numbers: 12-02-300-125-1016 (Condo Unit)
12-02-300-125-1017 (Parking Space)
12-02-300-125-1029 (Parking Space)

PARCEL 1:

Unit number 308 and G1 and G13 in the Peterson-Pointe Condominium as delineated on a survey of the following described tract of land:

Lot 1 in Final Plat of Peterson Pointe Subdivision, being a Subdivision of part of the East 1/2 of the Southwest 1/4 of Section 2, Township 40 North, Range 12 East of the Third Principal Meridian, according to the Plat thereof recorded September 25, 2006 as Document 0626845006, in Cook County, Illinois. Which survey is attached as Exhibit "B" to the Declaration of Condominium recorded as Document Number 0718322116; together with its undivided percentage interest in the common elements in Cook County Illinois.

PARCEL 2:

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The exclusive right to the use of storage space S3 as limited common elements as delineated on a survey attached to the Declaration aforesaid recorded as Document 0718322116.

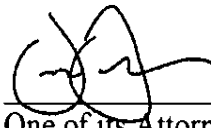
Commonly known as: 1033 Peterson Ave, Unit 203, 207, 306, Park Ridge, IL 60068

P.I.N. Numbers: 12-02-300-125-1003
12-02-300-125-1007
12-02-300-125-1014
12-02-300-125-1025
12-02-300-125-1026
12-02-300-125-1031.

Units 203, 207, 306 together with its undivided percentage interest in the common elements in Peterson-Pointe Condominium as delineated and defined in the Declaration recorded as Document Number 0718322116 in the East 1/2 of the Southwest 1/4 of Section 2, Township 40 North, Range 12 East of the Third Principal Meridian in Cook County, Illinois.

Dated this 28, of June, 2021.

Respectfully Submitted,
FUKSA KHORSHID, LLC



One of its Attorneys
Attorney for Plaintiff

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