

# UNOFFICIAL COPY

Doc#: 2119646273 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/15/2021 11:24 AM Pg: 1 of 3

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

JPMORGAN CHASE BANK, N.A.,

Plaintiff,

v.

No. 21 CH 3036

JASMINKA LJUBIJANAC; JOHN DOE, not  
individually but as special representative in the  
place and stead of Ismet Ramic, deceased;  
UNKNOWN HEIRS AND LEGATEES OF ISMET  
RAMIC; BERWYN-DAMEN CONDOMINIUM  
ASSOCIATION, an Illinois not-for-profit corporation;  
IR DESIGN, INC., an involuntarily dissolved Illinois  
corporation; UNKNOWN OWNERS and  
NONRECORD CLAIMANTS,

Defendants.

Property Address:

5300 N. Damen Avenue  
Chicago, Illinois 60625

### NOTICE OF FORECLOSURE

The undersigned, pursuant to Section 15-1503 of the Illinois Mortgage Foreclosure Law (735 ILCS 5/15-1503 (West 2020)), does hereby certify that the above-entitled lawsuit was filed in the Circuit Court of Cook County, Illinois, on June 22, 2021 and that certain real property affected by said cause is more fully described as follows:

1. LEGAL DESCRIPTION:

That part of the Northwest 1/4 of Section 7, Township 40 North, Range 14 East of the Third Principal Meridian, lying between a certain horizontal plane located 18.50 feet above Chicago City Datum and that certain other horizontal plane located 30.36 feet above Chicago City Datum, lying within the boundaries projected vertically of that part of Lots 3, 4 and 5, Taken as a Single Tract, in the Reinberg Smith Subdivision of the South quarter of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 7, Township 40 North, Range 14 (except the streets theretofore dedicated) East of the Third Principal Meridian, described as follows: commencing at the Northeast Corner of Said Lot 3, being a point on the West Line of North Damen Avenue, distant 82.90 feet North of its intersection with the North Line of West Berwyn Avenue, said point being Also the Northeast Corner of a Four Story Brick and Stucco Building commonly known as 2000 West Berwyn Avenue in Chicago; thence South along the East

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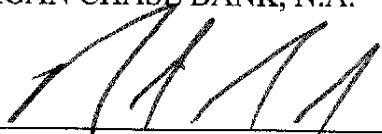
Line of Said Lot 3, a distance of 47.82 feet; thence West along a line making an angle of 90 degrees 16 minutes 09 seconds measured clockwise, South to West from the last described course extended, a distance of 1.83 feet to a point on the vertical line of intersection of the interior faces of two walls of said building, being the Point of Beginning of the Parcel herein described; thence along the interior faces of the walls of the enclosed space described herein, the following courses and distances; all at right angles to each other unless noted otherwise: South, a distance of 11.40 feet; West, a distance of 1.15 feet; South, a distance of 1.10 feet; East, a distance of 1.70 feet; South, a distance of 21.30 feet; West, a distance of 25.85 feet; North, a distance of 11.80 feet; East, a distance of 3.50 feet; North, a distance of 12.00 feet; West, a distance of 8.10 feet; North, a distance of 15.80 feet; East, a distance of 24.85 feet; South, a distance of 5.80 feet; East, a distance of 5.05 feet to the point of beginning, all in Cook County, Illinois.

2. COMMON ADDRESS:  
5300 N. Damen Avenue, Chicago, Illinois
  
3. PERMANENT INDEX NUMBER:  
14-07-111-045-0000
  
4. MORTGAGE TO BE FORECLOSED:
  - (A) Nature of instrument:  
MORTGAGE
  
  - (B) Date of Mortgage:  
February 27, 2015
  
  - (C) Name of Mortgagor:  
JASMINKA LJUBIJANAC  
ISMET RAMIC
  
  - (D) Titleholder of Record:  
JASMINKA LJUBIJANAC  
ISMET RAMIC
  
  - (E) Name of Mortgagee:  
JPMORGAN CHASE BANK, N.A.
  
  - (F) Date and place of recording:  
DATE: April 14, 2015  
PLACE: Recorder of Deeds of Cook County, Illinois
  
  - (G) Identification of recording:  
DOCUMENT NO. 1510415004
  
  - (H) Interest subject to the First Mortgage:  
FEE SIMPLE

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- (I) Amount of original indebtedness and subsequent advances:  
 ORIGINAL INDEBTEDNESS: \$176,368.19  
 SUBSEQUENT ADVANCES: \$0
  
- (J) Total Amount Due as of June 21, 2021 (excluding attorneys' fees, costs and litigation-related expenses): \$110,725.49

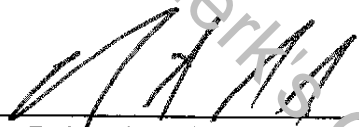
JPMORGAN CHASE BANK, N.A.

By:   
 \_\_\_\_\_  
 One of Plaintiff's Attorneys

Prepared by and return to after recording:  
 Robert F. Rabin  
 Thompson Coburn LLP  
 55 East Monroe St., 37<sup>th</sup> Floor  
 Chicago, Illinois 60603  
 (312) 346-7500  
[rrabin@thompsoncoburn.com](mailto:rrabin@thompsoncoburn.com)

**AFFIRMATION OF NON-RESIDENTIAL MORTGAGE  
 FORECLOSURE LIS PENDENS**

As agent for the Plaintiff, I 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).

  
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 Robert F. Rabin