

# UNOFFICIAL COPY

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

Blazo Gjorev, )

Plaintiff, )

v. )

Case No.: 2021 CH 04952

Milan Kangrga, 6069-71 N. Milwaukee )  
Avenue, LLC, Community Loan Servicing, )  
LLC and Bistra Kangrga, )

Defendants. )

### NOTICE OF FILING NOTICE OF RECORDING

PLEASE TAKE NOTICE that on October 14, 2021, we caused to be filed/recorded with the Cook County Clerk's Office the following Lis Pendens and Notice of Foreclosure, copies of which are hereby attached.

Dated: October 14, 2021.

Respectfully submitted,

Greensfelder, Hemker & Gale, P.C.

By: Thadford A. Felton

Thadford A. Felton, on behalf of  
William J. Anaya, Attorney for Plaintiff  
[TAF@greensfelder.com](mailto:TAF@greensfelder.com)  
[wanaya@greensfelder.com](mailto:wanaya@greensfelder.com)  
200 W. Madison St., Ste. 3300  
Chicago, IL 60606  
Phone: (312) 419-9090  
Fax: (312) 419-1930



\*2128722045\*

Doc# 2128722045 Fee \$85.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/14/2021 02:26 PM PG: 1 OF 5

# UNOFFICIAL COPY

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

Blazo Gjorev, )  
 )  
 Plaintiff, )  
 )  
 v. )  
 )  
 Milan Kangrga, 6069-71 Milwaukee Ave., )  
 LLC, Community Loan Servicing, LLC )  
 and Bistra Kangrga, )  
 )  
 Defendants. )

Case No.: 2021 CH 04952

### LIS PENDENS AND NOTICE OF FORECLOSURE

I, the undersigned, do hereby certify that the above-entitled cause was filed in the above Court seeking foreclosure and other equitable relief related to a fraudulent transfer, and is now pending in such Court and the property affected by such cause is described as follows:

1. Plaintiff is Blazo Gjorev;
2. Defendants are
  - a. Milan Kangrga,
  - b. 6069-71 Milwaukee Ave., LLC,
  - c. Bistra Kangrga, and
  - d. Community Loan Servicing, LLC.
3. The names of the title holders of record:
  - a. 6069-71 Milwaukee Ave., LLC as to real property commonly known as:
    - i. 6065 N. Milwaukee Avenue, Chicago, IL 60646, PIN No.: 13-05-126-002-0000;
    - ii. 6067 N. Milwaukee Avenue, Chicago, IL 60646, PIN No.: 13-05-126-003-0000;
    - iii. 6069-71 N. Milwaukee Ave., Chicago, IL 60646, PIN No.: 13-05-126-004-0000 and 13-05-126-0005-0000.

# UNOFFICIAL COPY

4. The legal description is:

LOTS 1 AND 2 IN JAMES AND COMPANY'S MILWAUKEE ADDITION, A SUBDIVISION OF LOT 4 AND PARTS OF LOTS 5 AND 6 IN THE ASSESSOR'S SUBDIVISION OF THE NORTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 5, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

BEING THE SAME PROPERTY CONVEYED TO 6069-71 MILWAUKEE AVE, LLC, GRANTEE, FROM NORTH STAR TRUST COMPANY, SUCCESSOR TRUSTEE TO BANCO POPULAR NORTH AMERICA, UNDER PROVISIONS OF A DEED OF DEEDS IN TRUST, DULY RECORDED AND DELIVERED IN PURSUANCE OF A TRUST AGREEMENT DATED THE 19TH DAY OF DECEMBER, 1946, GRANTOR, BY DEED RECORDED 04/06/2005, AS INSTRUMENT# 0509634072 OF THE COUNTY RECORDS.

AND ALSO

LOT 3 AND LOT 4 (EXCEPT THAT PART CONVEYED TO THE CITY OF CHICAGO BY QUIT CLAIM DEED RECORDED AUGUST 11, 1927, AS DOCUMENT 9745878) IN MURDOCK JAMES AND COMPANY'S MILWAUKEE AVENUE ADDITION, A SUBDIVISION OF LOT 4 AND PART OF LOT 5 AND 6 IN ASSESSOR'S SUBDIVISION OF THE NORTHEAST FRACTIONAL 1/4 AND PART OF THE NORTHWEST OF THE WEST 1/4 OF FRACTIONAL SECTION 5, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

BEING THE SAME PROPERTY CONVEYED TO 6069-71 MILWAUKEE AVE, LLC, GRANTEE, FROM STANDARD BANK AND TRUST COMPANY, SUCCESSOR TRUSTEE TO BANK OF CHICAGO, FORMERLY KNOWN AS EAST SIDE BANK AND TRUST COMPANY, EITHER SOLELY OR AS SUCCESSOR TRUSTEE TO BANK OF LYONS, GRANTOR, BY DEED RECORDED 04/06/2005, AS INSTRUMENT # 0509634073 OF THE COUNTY RECORDS.

5. The common addresses of the property are:

- a. 6065 N. Milwaukee Avenue, Chicago, IL 60646;
- b. 6067 N. Milwaukee Avenue, Chicago, IL 60646; and
- c. 6069-71 N. Milwaukee Ave., Chicago, IL 60646.

# UNOFFICIAL COPY

6. Identification of the lien to be foreclosed.

- (a) Judgement Lien described in Memorandum of Judgment dated June 27, 2017, recorded July 6, 2017, as Document No. 1718713023 in the Recorder of Deeds Office in Cook County, Illinois (copy attached as Exhibit A);
- (b) Judgment Creditor: Blazo Gjorev;
- (c) Judgment Debtor: 6069-71 Milwaukee Ave., LLC;

Dated: October 14, 2021.




---

BLAZO GJOREV, by Thadford A. Felton, on  
 Behalf of William J. Anaya, Attorney for Plaintiff  
 Thadford A. Felton: ARDC #6224896  
 William J. Anaya: ARDC #6180020

This document was prepared by  
 William J. Anaya - [wanaya@greensfelder.com](mailto:wanaya@greensfelder.com)  
 Thadford A. Felton - [TAF@greensfelder.com](mailto:TAF@greensfelder.com)  
 Greensfelder, Hemker & Gale, P.C.  
 200 West Madison Street  
 Suite 3300  
 Chicago, IL 60606  
 Phone: (312) 419-9090  
 Firm ID NO.: 45175

# UNOFFICIAL COPY

## CERTIFICATE OF SERVICE

I hereby certify that I have sent a copy of the attached Lis Pendens and Notice of Foreclosure, which was filed online with the Illinois Department of Financial and Professional Regulations on October 6, 2021, and recorded with the Cook County Clerk's Office on October 14, 2021, for the properties at: 6065 North Milwaukee Avenue, Chicago, Illinois 60646; 6067 North Milwaukee Avenue, Chicago, Illinois 60646; and 6069-71 North Milwaukee Avenue, Chicago, Illinois 60646, to:

Office of the 39<sup>th</sup> Ward Chicago Alderman  
Ms. Samantha Nugent  
4404 West Lawrence Avenue  
Chicago, IL 60630  
by mailing a copy in the U.S. Mail, first class postage

Dated: October 14, 2021.



BLAZO GJOREV, by Thadford A. Felton, on  
Behalf of William J. Anaya, Attorney for Plaintiff  
Thadford A. Felton: ARDC #6224896  
William J. Anaya: ARDC #6180020