

# UNOFFICIAL COPY

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Karen A. Yarbrough  
Cook County Clerk  
Date: 09/02/2022 11:11 AM Pg: 1 of 3

*For use by the County Recorder*

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

AUM CAPITAL LLC,

Plaintiff,

v.

STASS HOLDINGS, LLC, MIKHAIL SKOULSKI a/k/a  
MIKHAIL SKOULSKY a/k/a MICHAEL SKOULSKY,  
ALYSSA BOBAK a/d/a ALYSSA SKOULSKY, 2115  
MOZART, LLC, THE CONDOMINIUM BOARD OF  
MANAGERS AND OFFICERS OF THE 1555 W. FRY  
CONDOMINIUM, UNKNOWN OWNERS, GENERALLY,  
and NON-RECORD CLAIMANTS,

Defendants.

Case No.: 2022CH08502

Property Addresses:

1555 W. Fry St., Unit PH1  
Chicago, IL 60642

**NOTICE OF FORECLOSURE**

I, the undersigned, do hereby certify that the above-entitled foreclosure action was filed in the Chancery Division of the Circuit Court of Cook County, Illinois on August 26, 2022, and is now pending in that Court.

- (i) The name of the Plaintiff and the case number are those set forth in the caption above;
- (ii) The Court in which the action was brought is identified above;

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(iii) The name of the title-holder of record is:

Stass Holdings, LLC, an Illinois limited liability company

(iv) The legal description of the real estate sufficient to identify it with reasonable certainty is:

PARCEL ONE: UNIT PH1 IN 1555 W. FRY CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 29 (EXCEPT THAT PART OF SAID LOT 29 LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 5, HEREINAFTER MENTIONED) IN JOHN KUHL'S SUBDIVISION IN THE SOUTHWEST CORNER OF BLOCK 29 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ALSO LOT 1 IN THE COMMISSIONER'S PARTITION OF LOTS 27 AND 28 WITH LOTS 5, 6, 7 AND 8 (EXCEPT THE WEST 1 FOOT OF SAID LOT 8) OF KUHL'S SUBDIVISION OF LOT 33 IN THE SUBDIVISION OF 1 ACRE IN THE SOUTHWEST CORNER OF OUT LOT OF BLOCK 29 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF SAID LOT 1 LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 5 AFORESAID CONVEYED TO THE CITY OF CHICAGO FOR WIDENING OF NORTH ASHLAND AVENUE) IN COOK COUNTY, ILLINOIS. ALSO,

LOT 2 (EXCEPT THAT PART THEREOF LYING WEST OF A LINE 50 FEET EAST AND PARALLEL TO THE WEST LINE OF SECTION 5) IN COMMISSIONER'S PARTITION OF LOTS 27, 28, 5, 6, 7 AND 8 OF KUHL'S SUBDIVISION OF LOT 33 IN THE SUBDIVISION OF 1 ACRE IN THE SOUTHWEST CORNER OF OUT LOT 29 IN CANAL TRUSTEES SUBDIVISION OF THE WEST 1/2 OF SECTION 5 TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER #1727934017, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL TWO: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-2, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 1727934017.

PARCEL THREE: THE EXCLUSIVE RIGHT TO THE USE OF ROOF RIGHTS R-PH1, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 1727934017.

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(v) The common address or description of the location of the real estate is:

1555 W. Fry St., Unit PH1, Chicago, IL 60642

(vi) Identification of the mortgage sought to be foreclosed is as follows:

Name of Mortgagor: Stass Holdings, LLC, an Illinois Limited Liability Company

Name of Mortgagee: Park Ridge Community Bank

Date of Mortgage: December 22, 2017

Date and Place of Recording: January 8, 2018; Cook County Recorder of Deeds

Recording Document Number: 1800808106

AUM CAPITAL LLC,

By:   
One of its attorneys

THIS DOCUMENT WAS PREPARED BY/RETURN TO:

M. Reas Bowman  
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Note: Pursuant to the Fair Debt Collection Practices Act you are advised that this law firm is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose.