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Karen A. Yarbrough
Cook County Clerk
Date: 02/27/2023 09:56 AM Pg: 1 of 3

LIS PENDENS NOTICE

Document prepared by and
to be returned to:

Kristopher A. Capadona
GROGAN HESSE & UDITSKY, P.C.
2 Mid America Plaza
Suite 110
Oakbrook Terrace, Illinois 60181

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS CHANCERY DIVISION

75th ST. BUILDING, INC.,

Plaintiff,

v.

**MDDS REAL ESTATE, INC., d/b/a Citgo;
BUSHRA NASEER; SANDAL, INC.; SYED
BROKERAGE & CAPITAL CO.; ZAFAR
SHEIKH; UNKNOWN OWNERS and NON-
RECORD CLAIMANTS,**

Defendants.

Case No.

**Non-Residential Address
415 S. Pulaski Road,
Chicago, Illinois 60624
2525 W. Armitage Ave.
Chicago, Illinois 60647**

LIS PENDENS NOTICE

I, Kristopher A. Capadona, the undersigned, do certify that I am counsel of record in the above-entitled matter which was filed in the above court on February 23, 2023, for the foreclosure of certain mortgages, which action is now pending in that Court. A description sufficient to identify the properties affected by this action with reasonable certainty is attached hereto.

75th ST. BUILDING, INC.

By: Kristopher A. Capadona
One of its attorneys

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LEGAL DESCRIPTIONS

LOTS 25, 26, 27 AND 28 IN BLOCK 14 IN LAMBERT TREE'S SUBDIVISION OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 23, 1865 AS DOCUMENT NUMBER 2253192, IN COOK COUNTY, ILLINOIS.

Commonly known as: 415 S. Pulaski Road, Chicago, Illinois 60624

Permanent Index Number: 16-14-112-037-0000

Name of the Mortgagors: MDDS REAL ESTATE, INC.

Name of the Mortgagee: 75th ST. BUILDING, INC., as assignee of HINSDALE BANK & TRUST COMPANY, N.A., as successor by merger to Countryside Bank.

Date and Place of Recording of Mortgage: May 1, 2015 in the Cook County Recorder of Deeds Office.

Recorder of Deeds Office as Document No. – Document No. 1512141004

Present owner of the properties is: MDDS REAL ESTATE, INC.

Affirmation of Non-Residential Mortgage Foreclosure Lis Pendens

I, Kristopher A. Capadona, as agent for the Plaintiff 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).

Dated: February 24, 2023

Kristopher A. Capadona
 Kristopher A. Capadona

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CERTIFICATION

I certify that, under penalties as provided by law pursuant to Section 1-109 of the Code of Civil Procedure, the undersigned certifies that the statements set forth in this instrument are true and correct, except as to matters therein stated to be on information and belief and as to such matters the undersigned certifies as aforesaid that he verily believes the same to be true.

Kristopher A. Capadona

Kristopher A. Capadona
GROGAN HESSE & UDITSKY, P.C.
2 Mid America Plaza
Suite 110
Oakbrook Terrace, Illinois 60181
Attorney No.: 61640
kcapadona@ghulaw.com