

# UNOFFICIAL COPY

Doc#. 2309340139 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/03/2023 11:35 AM Pg: 1 of 5

## LIS PENDENS NOTICE

STATE OF ILLINOIS  
COOK COUNTY

IN THE CIRCUIT COURT OF COOK  
COUNTY

COOK COUNTY, ILLINOIS

Type or Print Complete Information

LIMA ONE CAPITAL, LLC

Plaintiff,

vs.

TJGC, LLC; UNITED STATES OF  
AMERICA, DEPARTMENT OF TREASURY;  
JAVON JARRETT; UNKNOWN OWNERS  
AND NON-RECORD CLAIMANTS;

Defendants.

[Reserved for Recorder's Use Only]

CASE NO. 2023CH02856

Filed With The Court: 3-24-2023

## LIS PENDENS & NOTICE OF FORECLOSURE

I, the undersigned, do hereby certify that I caused the above entitled mortgage foreclosure action to be filed in the above referenced circuit court and that the property affected by said cause is described as follows:

SEE ATTACHED LEGAL DESCRIPTION

P.I.N. 03-28-403-002-0000

- (i) The names of all plaintiffs, defendants and the case number are set forth above.

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- (ii) The court in which the action was brought is set forth above.
- (iii) The names of the title holders of record are: TJGC, LLC
- (iv) The legal description is set forth below.
- (v) The common address or location of the property is: 125 North Waterman Avenue ,  
Arlington Heights, IL 60004
- (vi) Identification of the mortgage sought to be foreclosed
  - i) Mortgagors: TJGC, LLC
  - b) Mortgagee: LIMA ONE CAPITAL, LLC
  - c) Date of mortgage: April 21, 2022
  - d) Date and place of recording:  
April 28, 2022 in the office of the Recorder of Deeds or County Clerk
  - e) Document number: 2211801008

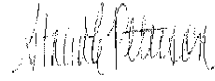
## Recording document identification:

The undersigned further certifies pursuant to 735 ILCS 5/15-1218;

- (a) The name and address of the party plaintiff making said claim and asserting said mortgage is: LIMA ONE CAPITAL, LLC
- (b) Said plaintiff claims a mortgage lien upon said real estate, 125 North Waterman Avenue , Arlington Heights, IL 60004
- (c) The nature of said claim is the mortgage and foreclosure action described above.
- (d) The names of the persons against whom said claim is made are:  
TJGC, LLC; UNITED STATES OF AMERICA,  
DEPARTMENT OF TREASURY; JAVON  
JARRETT; UNKNOWN OWNERS AND NON-  
RECORD CLAIMANTS;
- (e) The legal description of said real estate appears below.
- (f) The name and address of the person executing this notice appears below.

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(g) The name and address of the person who prepared this notice appears below.



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One of its attorneys

Diaz Anselmo & Associates, LLC

Stacia E. Peterson

Associate Attorney, ARDC #6319430

Diaz Anselmo & Associates LLC

Diaz Anselmo & Associates, LLC

Attorneys for Plaintiff

1771 West Diehl Road, Suite 120

Naperville, IL 60563

Telephone: (630) 455-6960

Facsimile: (630) 428-4620

Attorney No. Cook 64727, DuPage 293191

Service E-mail: [midwestpleadings@dallegal.com](mailto:midwestpleadings@dallegal.com)

Prepared by and Return to:

Diaz Anselmo & Associates, LLC

1771 West Diehl Road, Suite 120

Naperville, IL 60563

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## EXHIBIT A

LOT 37 IN LURYA ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF THE WEST 10 ACRES OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO LOTS 1 AND 2 IN A.T. MCINTOSH ARLINGTON HEIGHTS FARMS, A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 28, ACCORDING TO THE PLAT THEREOF RECORDED ON JANUARY 19, 1955 AS DOCUMENT NUMBER 16127314, IN COOK COUNTY, ILLINOIS.

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## CERTIFICATE OF SERVICE OF LIS PENDENS ON THE ILLINOIS DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATION

### AFFIDAVIT

State of Illinois                     )  
  ) SS  
County of Cook                     )

I, Deanna Gembeck, on oath do hereby depose and state that I electronically delivered the attached Lis Pendens to the Illinois Department of Financial and Professional Regulation at the Thompson Center, 100 W. Randolph Street, Chicago, IL 60601, on 3-31-2023.

Date: 3-31-2023

Signature: 

Name: Deanna Gembeck

Title: Title Admin Support

Company: Diaz Anselmo & Associates

### CERTIFICATION

Under penalties as provided by law pursuant to 735 ILCS 5/1-109, 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.

Date: 3-31-2023

Signature: 

Name: Deanna Gembeck

Title: Title Admin Support

Company: Diaz Anselmo & Associates