

# UNOFFICIAL COPY

Doc#. 2312819269 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/08/2023 03:39 PM Pg: 1 of 4

Atty. No.: 48928

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

**Lima One Capital, LLC**

**Plaintiff,**

**vs.**

**James Smith; SOW Community Development  
Corporation; The United States of America,  
Department of the Treasury; City of Chicago;  
Unknown Owners and Non-Record Claimants**

**Defendants.**

**Case No. 2023CH04478**

**3906 West Gladys Avenue, Chicago,  
IL 60624**

**Judge William B. Sullivan**

**Cal 60**

**LIS PENDENS  
NOTICE OF FORECLOSURE**

I, the undersigned, do hereby certify that the above entitled cause was filed in the above Court on May 5, 2023, for Foreclosure and is now pending in said Court and that the property affected by said cause is described as follows:

C44

23-007494\_CAL2

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Lot 46 and the East 5 feet of Lot 45 in Block 10 in Lambert Tree's Subdivision of the West Half of the Northwest Quarter of Section 14, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 3906 West Gladys Avenue, Chicago, IL 60624

Tax Parcel No.: 16-14-108-028-0000

The subject mortgage has been recorded April 7, 2022 as Document Number 2209728148, Cook County, Illinois records.

The title holders of the subject property are Sow Community Development Corporation

Prepared by and Return To:

Edward R. Peterka (6220416)  
Andrew K. Weiss (6284233)  
Zachariah L. Manchester (6303885)  
Jenna M. Rogers (6308109)  
MANLEY DEAS KOCHALSKI LLC  
Attorneys for Plaintiff  
One East Wacker, Suite 1250, Chicago, IL 60601  
Phone: 312-651-6700; Fax: 614-220-5613  
Atty. No.: 48928  
Email: sef-erpeterka@manleydeas.com

Lima One Capital, LLC

BY: Edward R. Peterka  
One of Plaintiff's Attorneys

/s/ Edward R. Peterka ARDC # 6220416

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Atty. No.: 48928

**IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
COUNTY DEPARTMENT – CHANCERY DIVISION****Lima One Capital, LLC****Plaintiff,**

vs.

**James Smith; SOW Community Development  
Corporation; The United States of America, Department  
of the Treasury; City of Chicago; Unknown Owners and  
Non-Record Claimants****Defendants.****Case No. 2023CH04478****3906 West Gladys Avenue, Chicago, IL 60624****Judge William B. Sullivan****Cal 60****COMPLIANCE WITH PREDATORY LENDING DATABASE SECTION OF  
RESIDENTIAL REAL PROPERTY DISCLOSURE ACT****TO: Illinois Department of Financial and Professional Regulation  
100 West Randolph Street, 9<sup>th</sup> Floor  
Chicago, Illinois 60601****City of Chicago  
c/o Chicago City Clerk's Office  
121 N. LaSalle Street, Room 107  
Chicago, IL 60602****CERTIFICATION**

I, the undersigned attorney, certify that I prepared this notice on May 8, 2023 to be filed along with a copy of the lis pendens notice with the above entitled address.

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/she verily believes the same to be true.

**MANLEY DEAS KOCHALSKI LLC****Attorneys for Plaintiff****One East Wacker, Suite 1250****Chicago, IL 60601****Telephone: 312-651-6700****Fax: 614-220-5613****Atty. No.: 48928****Email: sef-erpeterka@manleydeas.com**

Signature

**Edward R. Peterka ARDC # 6220416**

Printed Name

Attorney

**Manley Deas Kochalski LLC****05/08/23**

Date

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## CERTIFICATE OF SERVICE

Under penalties as provided by law pursuant to 735 ILCS 5/1-109 of the Illinois Code of Civil Procedure, the undersigned certifies that true and correct copies of this Certificate of Service and Lis Pendens were served on the Parties named below, via electronic submission, on

\_\_\_\_\_, May 8, 2023.

Signed and Certified \_\_\_\_\_



/s/ Edward R. Peterka ARDC # 6220416

Illinois Department of Financial  
and Professional Regulation  
100 West Randolph Street, 9<sup>th</sup> Floor  
Chicago, IL 60601