

# UNOFFICIAL COPY

**This Document Prepared By And**  
**When Recorded Return To:**

Tina M. Jacobs, Esq.  
Joy Pinta, Esq.  
JACOBS & PINTA  
77 West Washington Street, Suite 1005  
Chicago, Illinois 60602  
(312) 263-1005  
[officeadmin@jacobsandpinta.com](mailto:officeadmin@jacobsandpinta.com)

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Karen A. Yarbrough  
Cook County Clerk  
Date: 05/09/2023 10:01 AM Pg: 1 of 5

For Recorder's Use Only

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

OLD NATIONAL BANK, successor by merger with  
OLD NATIONAL BANK, successor by merger with  
STANDARD BANK & TRUST CO.,

Plaintiff,

v.

CHRISTOPHER P. GARDNER; THE  
RESIDENCES AT 401 NORTH WABASH  
AVENUE CONDOMINIUM ASSOCIATION;  
“UNKNOWN OWNERS” and “NON-RECORD  
CLAIMANTS,”

Defendants.

No. 2023 CH 04519

**PROPERTY ADDRESS:**  
401 N. Wabash Avenue  
Unit 29H  
Chicago, Illinois 60611

### **LIS PENDENS NOTICE**

I, the undersigned, do hereby certify that the above-entitled Complaint was filed for foreclosure of Mortgage in the Office of the Clerk of the Circuit Court of Will County, Illinois on the 8th day of May, 2023, and is now pending in said court and that the property effected by said cause is described as follows:

#### **PARCEL 1:**

**UNIT 29H AND PARKING SPACES(S) P035, P036 IN THE  
401 NORTH WABASH AVENUE RESIDENTIAL  
CONDOMINIUM AS DELINEATED ON A SURVEY OF  
THE FOLLOWING DESCRIBED REAL ESTATE:  
PART OF LOT 1 IN TRUMP TOWER SUBDIVISION OF A  
TRACT OF LAND IN SECTION 10, TOWNSHIP 39**

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NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0821716050, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, SUPPORT, USE AND ENJOYMENT AS CREATED BY AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE 401 NORTH WABASH BUILDING RECORDED AS DOCUMENT NUMBER 0803015062, AS AMENDED BY SPECIAL AMENDMENT RECORDED AUGUST 4, 2008 AS DOCUMENT NUMBER 0821716049.

**PARCEL 3:**

A NON-EXCLUSIVE EASEMENT IN FAVOR OF PARCELS 1 AND 2, AS GRANTED IN THAT CERTAIN ORDINANCE BY THE CITY OF CHICAGO APPROVED SEPTEMBER 1, 2004 AND RECORDED JANUARY 3, 2005 AS DOCUMENT NUMBER 0500319018 AS PUBLISHED IN JOURNAL PAGES 30411 TO 30452, BOTH INCLUSIVE, FOR THE IMPROVEMENT, USE AND MAINTENANCE OF PUBLIC WAY, TO IMPROVE, MAINTAIN, REPAIR, REPLACE, USE AND OCCUPY FOR PEDESTRIAN PURPOSES, AND NOT VEHICULAR PURPOSES, CERTAIN TRACTS OF LAND AS MORE PARTICULARLY DESCRIBED THEREIN.

**PARCEL 4:**

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S1810 A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0821716050.

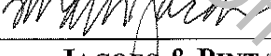
**Common Address:** 401 North Wabash Avenue, Unit 29H  
Chicago, Illinois 60611

**Permanent Index No:** 17-10-135-038-1147  
17-10-135-038-1235  
17-10-135-038-1236

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- (i) The names of all Plaintiffs, Defendants and the case number are set forth above.
- (ii) The court in which the action was brought is set forth above.
- (iii) The name of the title holder(s) is: **Christopher P. Gardner.**
- (iv) The legal description is set forth above.
- (v) The common address or location of the property is: **401 North Wabash, Unit 29H, Chicago, Illinois 60611.**
- (vi) Identification of the Mortgage sought to be foreclosed:
  - (a) Mortgagor: **Christopher P. Gardner.**
  - (b) Mortgagee: **Standard Bank & Trust Co., predecessor in interest to Old National Bank.**
  - (c) Date of Mortgage: **December 30, 2008.**
  - (d) Date and place of recording or registration: **Office of the Recorder of Deeds of Cook County, Illinois on January 2, 2009.**
  - (e) Document Number: **0900231041.**

WITNESS my hand and seal this 8<sup>th</sup> day of May, 2023.

By:   
**JACOBS & PINTA**  
 One of Its Attorneys

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Tina M. Jacobs, Esq.  
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 AT 401 NORTH WABASH AVENUE  
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Defendants.

No. 2023 CH 04519

**PROPERTY ADDRESS:**

401 N. Wabash Avenue  
 Unit 29H  
 Chicago, Illinois 60611

**CERTIFICATE OF SERVICE**

I, the undersigned, pursuant to 765 ILCS 77/70(g), do hereby certify that the above-entitled Complaint was filed for foreclosure of Mortgage in the Office of the Clerk of the Circuit Court of Cook County, Illinois, and on the 8<sup>th</sup> day of MAY, 2023, a copy of the Lis Pendens Notice associated with the filing was electronically filed with the Illinois Department of Financial and Professional Regulation, Division of Banking, Attn: Lis Pendens Notices and which filing covers the following described real property:

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**UNIT 29H AND PARKING SPACES(S) P035, P036 IN THE 401  
 NORTH WABASH AVENUE RESIDENTIAL CONDOMINIUM  
 AS DELINEATED ON A SURVEY OF THE FOLLOWING  
 DESCRIBED REAL ESTATE:**

**PART OF LOT 1 IN TRUMP TOWER SUBDIVISION OF A  
 TRACT OF LAND IN SECTION 10, TOWNSHIP 39 NORTH,  
 RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
 WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE  
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**DOCUMENT NUMBER 0821716050, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.**

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Chicago, Illinois 60611**

**Permanent Index No: 17-10-135-038-1147**

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By: \_\_\_\_\_



**JACOBS & PINTA**  
One of Its Attorneys