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WHEN RECORDED MAIL TO:

DUANE MORRIS LLP 190 South LaSalle Street Suite 3700 Chicago, IL 60606 Attn: Edward J. Keating, Esq. Doc# 2313522039 Fee \$88.00
RHSP FEE:s9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/15/2023 12:57 PM PG: 1 OF 5

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M.B.B. ENTERPRISES OF CHICAGO, INC., an Illinois corporation,))	
Plaintiff, v. MURAL PARK, LLC, an Illinois limite i i ability company, INTEGRATED CONSTRUCTION COMPANY, an Illinois corporation, READY CAPITAL MORTGAGE FINANCING 2019-FL7, LLC, a Delaware limited liability company, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS,		
Defendants.) Case No. 2022CH01413	
LLC, a Delaware limited liability company,) Property Address:) 1950 S. Jourdan Court a/k/a 1915 S.) Peoria Street, Chicago, L 60608;	
Counter-Plaintiff, v.) 931 W. 19th Street a/k/a 1901 S.) Sangamon Street, Chicago, II.) 60608; 920 W. Cullerton a/k.a 1911	
MURAL PARK, LLC, an Illinois limited liability company, M.B.B. ENTERPRISES OF CHICAGO, INC., an Illinois corporation, INTEGRATED CONSTRUCTION COMPANY, an Illinois corporation, UNKNOWN OWNERS AND NON-RECORD CLAIMANTS,) S. Sangamon Street, Chicago, IL) 60608))))	
Counter-Defendants, and,)))	

CAPTIVE-AIRE SYSTEMS, INC., a North Carolina)
corporation, 931 WEST 19, LLC, an Illinois limited .)
liability company, REX CONSTRUCTION)
SERVICES, INC., a Delaware corporation,)
GALAXY ENTERPRISES, INC. d/b/a/ GALAXY)
ELECTRIC, an Illinois corporation,)
)
Third-Party Defendants.)
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NOTICE OF FORECLOSURE (LIS PENDENS)

The undersigned, pursuant to 735 ILCS 5/15-1503 and 5/15-1208, certifies and states as follows:

- (1) Counter-Plaint ff filed the above-captioned mortgage foreclosure action on April 28, 2023, and the action is currently pending.
 - (2) All counter-plaintiffs and the case number are identified above.
 - (3) The court in which the action was brought is identified above.
 - (4) The title holder of record is Mural Park, D.C.
 - (5) The legal description of the mortgaged real estate is:

PARCEL 1:

LOTS 47, 48, 49, 50, 51, 52, 53 AND 54 IN LEHMER'S SUBDIVISION OF BLOCK 15 IN WALSH AND MCMULLEN'S SUBDIVISION OF THE SOUTH 3/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHLY 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK, COUNTY, ILLINOIS.

PARCEL 2:

LOTS 7 TO 15, BOTH INCLUSIVE, AND LOTS 18 TO 24, BOTH INCLUSIVE, IN LEHMER'S SUBDIVISION OF BLOCK 14 IN WALSH AND MCMULLEN'S SUBDIVISION OF THE SOUTH 3/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH ALL INTEREST IN ALL THAT PART OF THE EAST AND WEST ALLEY, LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 9 TO 15, BOTH INCLUSIVE, AND NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 18 TO 24, BOTH INCLUSIVE,

WHICH ALLEY WAS VACATED BY CITY ORDINANCE ADOPTED THE 6TH DAY OF JUNE, A.D., 1910, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 50 TO 64, BOTH INCLUSIVE IN JAMES D. LEHMER'S SUBDIVISION OF BLOCK 14 OF WALSH AND MCMULLEN'S SUBDIVISION OF THE SOUTH 3/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINs: 17-20-427-010-0000 (Parcel 1); 17-20-425-002-0000 (Parcel 2); 17-20-425-005-0000 (Parcel 2); 17-20-425-010-0000 (Parcel 3); 14-20-426-011-0000 (Parcel 3); 17-20-425-012-0000 (Parcel 3); 17-20-425-013-0000 (Parcel 3); and 17-20-426-014-0000 (Parcel 3).

- (6) The common addresses of the mortgaged real estate are 1950 S. Jourdan Court a/k/a 1915 S. Peoria Street, Chicago, IL 00608; 931 W. 19th Street a/k/a 1901 S. Sangamon Street, Chicago, IL 60608; and 920 W. Cullerton a/k/a 1911 S. Sangamon Street, Chicago, IL 60608.
 - (7) Information concerning the Moragage:
 - A. <u>Nature of Instrument:</u> Mortgage
 - B. Date of Mortgage: November 29, 2018.
 - C. Names of mortgagor: Mural Park, LLC.
 - D. <u>Name of current mortgagee</u>: RCMF 2019-FL2 South Sangamon Street, LLC.
 - E. <u>Recording of Mortgage</u>: November 30, 2018 with the Cook County Recorder of Deeds as Document Number 1833416066.
 - F. Recording of other Instruments: (1) Assignment of Mortgage to First Interim Lender recorded on January 24, 2019 with the Cook County Recorder of Deeds as Document Number 1902433081; (2) Assignment of Mortgage to Second Interim Lender recorded on May 6, 2019 with the Cook County Recorder of Deeds as Document Number 1912655252; (3) Assignment of Mortgage to Third Interim Lender recorded on May 10, 2019 with the Cook County Recorder of Deeds as Document Number 1913046008; (4) Assignment of Mortgage to Fourth Interim Lender recorded on May 13, 2019 with the Cook County Recorder of Deeds as Document Number 1913355181; (5) Assignment of Mortgage to Plaintiff recorded on October 14, 2022 with the Cook County Recorder of Deeds as Document Number 2228722051; (6) Assignment of Rents recorded on

November 30, 2018 with the Cook County Recorder of Deeds as Document Number 1833416067; (7) Assignment of ALR to First Interim Lender recorded on January 24, 2019 with the Cook County Recorder of Deeds as Document Number 1902433082; (8) Assignment of ALR to Second Interim Lender recorded on May 6, 2019 with the Cook County Recorder of Deeds as Document Number 1912655253; (9) Assignment of ALR to Third Interim Lender recorded on May 10, 2019 with the Cook County Recorder of Deeds as Document Number 1913046009; (10) Assignment of ALR to Fourth Interim Lender recorded on May 13, 2019 with the Cook County Recorder of Deeds as Document Number 1913355182; (11) Assignment of ALR to Plaintiff recorded on October 14, 2022 with the Cook County Recorder of Deeds as Document Number 2228722052; (12) IL UCC-1 Financing Statement recorded on November 30, 2018 with the Cook County Recorder of Deeds as Document Number 1833416068; (13) IL UCC-2 Financing Statement recorded on July 24, 2019 with the Cook County Recorder of Deeds as Document Number 1920516188; (14) IL UCC-3 Financing Statement recorded on July 24, 2019 with the Cook County Recorder of Deeds as Document Number 1920516189; (15) IL UCC-4 Financing S atement recorded on July 24, 2019 with the Cook County Recorder of Devids as Document Number 1920516190; and (16) IL UCC-5 Financing Statement recorded on October 14, 2022 with the Cook County Recorder of Deeds as Document Number 2228722053.

- G. <u>Interest subject to the Mortgage</u>: Fee simple.
- H. <u>Amount of Principal Indebtedness, including subsequent advances made</u> under the Mortgage: \$33,325,000.00.
- (8) The name and address of the party counter-plaintiff sacking the claim and asserting the mortgage is: RCMF 2019-FL3 South Sangamon Street, LLC, c/o Ldward J. Keating, Duane Morris LLP, 190 South LaSalle Street, Suite 3700, Chicago, Illinois 60603-3-133
 - (9) Counter-plaintiff claims a mortgage lien upon the subject real estate.
- (10) The names of the party defendants against whom the claims are made are: Mural Park, LLC, M.B.B. Enterprises of Chicago, Inc., Captive-Aire Systems, Inc., Integrated Construction Co., 931 West 19, LLC, Rex Construction Services, Inc., Galaxy Enterprises, Inc. d/b/a/ Galaxy Electric, Unknown Owners and Non-Record Claimants.

The name and address of the attorney who prepared and executed this Notice (11)appears at the lower left below.

> **RCMF 2019-FL3 SOUTH SANGAMON** STREET, LLC

By:

One of Its Attorneys

Elinor H. Mycarova Edward J. Keating

Duane Morris L. P.

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