

# UNOFFICIAL COPY

Doc#. 2314428108 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/24/2023 10:35 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,	]	<u>[Reserved for Recorder's Use Only]</u>
Plaintiff,	]	
vs.	]	CASE NO. 2023CH04838
NUBURG GROUP, LLC SERIES Q, AN	]	
ILLINOIS LIMITED LIABILITY COMPANY;	]	Filed With The Court: 5-17-2023
THE CITY OF CHICAGO; KIRK W.	]	
TURNER; UNKNOWN OWNERS AND	]	
NON-RECORD CLAIMANTS,	]	
Defendants.	]	

## 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. 11-31-303-004-0000

- (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.

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- (iii) The names of the title holders of record are: NUBURG GROUP, LLC, SERIES Q, AN ILLINOIS LIMITED LIABILITY COMPANY
- (iv) The legal description is set forth below.
- (v) The common address or location of the property is: 6561 North Seeley Avenue, Chicago, IL 60645
- (vi) Identification of the mortgage sought to be foreclosed:
  - a) Mortgagors: NUBURG GROUP, LLC, SERIES Q, AN ILLINOIS LIMITED LIABILITY COMPANY
  - b) Mortgagee: LIMA ONE CAPITAL, LLC
  - c) Date of mortgage: February 18, 2021
  - d) Date and place of recording: March 10, 2021 in the office of the Recorder of Deeds or County Clerk
  - e) Document number: 2106906203 and Collateral Assignment of Leases and Rents 2106906204

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: 6561 North Seeley Avenue, Chicago, IL 60645
- (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:  
 NUBURG GROUP, LLC SERIES Q, AN ILLINOIS  
 LIMITED LIABILITY COMPANY; THE CITY OF  
 CHICAGO; KIRK W. TURNER; 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.

  
Ashley K. Rasmussen  
JAN 10, 2018  
Associate Attorney

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One of its attorneys  
Diaz Anselmo & Associates, LLC

Diaz Anselmo & Associates, LLC  
Attorneys for Plaintiff  
1771 West Diehl Road, Suite 120  
Naperville, IL 60563  
Telephone: (630) 453-6960  
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

THE NORTH 25 FEET OF THE WEST 124.26 FEET OF THE EAST 264.56 FEET OF LOT 1 IN BREIT'S SUBDIVISION OF THE EAST 822 FEET OF THAT PART OF THE SOUTH 1/2 OF THE SOUTH WEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF SOUTH 50 RODS THEREOF IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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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 5-23-2023.

Date: 5-23-2023

Signature: *Deanna Gembeck*

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: 5-23-2023

Signature: *Deanna Gembeck*

Name: Deanna Gembeck

Title: Title Admin Support

Company: Diaz Anselmo & Associates