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**THIS INSTRUMENT PREPARED
BY AND AFTER RECORDING
MAIL TO:**

Matthew T. Gensburg
200 West Adams Street, Suite 2425
Chicago, Illinois 60606

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



Doc# 2317234020 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/21/2023 11:44 AM PG: 1 OF 4

Space for Recorder's Use Only

DEE DEE'S BAR & GRILL, INC.

Plaintiff,

-vs.

SUGARS BAR, LLC; BRENDA
SIMS; UNKNOWN OWNERS-TENANTS
AND NON-RECORD CLAIMANTS

Defendant(s).

) COMMERCIAL MORTGAGE
) FORECLOSURE
)
)
)

) Case No. 2023CH05164
)
)

) Property Address:
) 12359 South Racine Avenue,
) Calumet Park, IL 60827
)
)

LIS PENDENS NOTICE
AND NOTICE OF FORECLOSURE

The undersigned, pursuant to Illinois Compiled Statutes, Chapter 735, Act 5, Articles II and XV, Section 15-1503, and Section 2-1901, hereby certifies that the above action entitled Complaint For Foreclosure of Mortgage and For Other Relief brought by the above-named plaintiff against the above-named defendants in the above-named Circuit Court was filed on May 26, 2023, and is now pending in said court against the real estate described on Exhibit A attached hereto and made a part hereof. The undersigned further certifies:

- i. The names of all plaintiffs and the case number are identified above.
- ii. The court in which the action was brought is identified above.
- iii. The name of the title holder of record is Sugars Bar, LLC.

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- iv. The legal description of the real estate sufficient to identify it with reasonable certainty is attached hereto and made a part hereof as Exhibit A.
- v. The common address or description or location of the real estate is 12359 South Racine Avenue, Calumet Park, Illinois 60827.
- vi. Identification of the mortgage sought to be foreclosed is as follows:
 - a. **Name of Mortgagor:** Sugars Bar, LLC.
 - b. **Names of Mortgagee:** Dee Dee's Bar & Grill, Inc.
 - c. **Date of Mortgage:** May 20, 2019.
 - d. **Date and Place of Recording:** March 21, 2021, in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 2107147052.

The undersigned further certifies, pursuant to Illinois Compiled Statutes, Chapter 735, Act 5, Article XV, Section 15-1218:

1. The names and addresses of the persons making the claim or asserting the interest described in this Notice: DEE DEE'S BAR & GRILL, INC., 21210 South Jean Avenue, Matteson Illinois, 60443.
2. DEE DEE'S BAR & GRILL, INC. claims a mortgage lien upon the subject real estate described on Exhibit A attached hereto.
3. The nature of the claim is for foreclosure of the mortgage described above.
4. The names of the persons against whom the claim is made are: SUGARS BAR, LLC, Brenda Sims, and Unknown Owners-Tenants and Non-Record Claimants.
5. The legal description of the real estate sufficient to identify it with reasonable certainty is attached hereto and made a part hereof as Exhibit A and said real estate is commonly known as 12359 South Racine Avenue, Calumet Park, Illinois 60827.
6. The name and address of the person executing this notice appears below.

Dated: June 20, 2023

By: /s/ Matthew T. Gensburg
One of the Attorneys for Plaintiff

Matthew T. Gensburg (ARDC# 6187247)
E. Phillip Groben (ARDC# 6299914)

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EXHIBIT A

Legal Description

LOT 25 IN BLOCK 4 IN W. F. KAISER AND COMPANY'S FAIRLAND SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Tax parcel no. 22-29-400-025-0000

Property of Cook County Clerk's Office