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Karen A. Yarbrough  
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## LIS PENDENS NOTICE

Document prepared by and  
to be returned to:

Kristopher A. Capadona  
GROGAN HESSE & UDITSKY, P.C.  
2 Mid America Plaza  
Suite 110  
Oakbrook Terrace, Illinois 60181

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

**TH NOTE INVESTORS, LLC,**

**Plaintiff,**

**v.**

**DISTRICT 31, LLC, an Illinois limited liability  
company; ADAMS STREET, LLC, an Illinois  
limited liability company; BCG  
ENTERPRISES, LLC, an Illinois limited  
liability company; DAVID L. CHASE;  
UNKNOWN OWNERS and NON-RECORD  
CLAIMANTS,**

**Defendants.**

**Case No. 2023CH07038**

**Non-Residential Address(es):**

**3112 S. Indiana Ave., Chicago, Illinois  
1500 W. Adams St., Chicago, Illinois  
1532-38 W Adams St, Chicago, Illinois**

### LIS PENDENS NOTICE

I, Kristopher A. Capadona, the undersigned, do certify that I am counsel of record in the above-entitled matter which was filed in the above court on August 1, 2023, for the foreclosure of certain mortgages, which action is now pending in that Court. A description sufficient to identify the properties affected by this action with reasonable certainty is attached hereto.

**TH NOTE INVESTORS, LLC**

By: Kristopher A. Capadona  
One of its attorneys

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## LEGAL DESCRIPTIONS

**LOTS 1, 4, 5, 8, 9, AND 12 IN BLOCK 1 IN C.H. WALKER'S SUBDIVISION OF THAT PART OF THE SOUTH 60 ACRES OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Commonly known as: 3112 S. Indiana Ave., Chicago, Illinois 60616

Permanent Index Number: 17-34-102-045-0000

**Name of the Mortgagors:** DISTRICT 31, LLC

**Name of the Mortgagee:** TH NOTE INVESTORS, LLC, as assignee of First Eagle Bank.

**Date and Place of Recording of Mortgage:** February 13, 2020 in the Cook County Recorder of Deeds Office and modifications recorded April 8, 2021; March 24, 2022; and April 3, 2023.

**Recorder of Deeds Office as Document No. –** Document No. 2004417294 and modifications 2109812368; 2208321040; and 2309340155.

Present owner of the properties is: DISTRICT 31, LLC

### Affirmation of Non-Residential Mortgage Foreclosure Lis Pendens

I, Kristopher A. Capadona, as agent for the Plaintiff state and affirm that the foregoing Lis Pendens is not related to a residential mortgage foreclosure and therefore does not require a certificate of service under paragraph (g) of 765 ILCS 77/70. Note: "If the certificate of service is not recorded, then the Lis Pendens pertaining to the residential mortgage foreclosure in question is not recordable and is of no force and effect." 765 ILCS 77/70(g).

Dated: August 1, 2023

*Kristopher A. Capadona*

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Kristopher A. Capadona

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## CERTIFICATION

I certify that, under penalties as provided by law pursuant to Section 1-109 of the Code of Civil Procedure, 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.

*Kristopher A. Capadona*

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Kristopher A. Capadona  
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