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Doc#: 2329049052 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/17/2023 10:08 AM Pg: 1 of 6

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

THE HUNTINGTON NATIONAL BANK,

Plaintiff,

vs.

BOAN INC, DANIEL GILJEN, 535 NORTH
MICHIGAN CONDOMINIUM
ASSOCIATION, UNKNOWN OWNERS
AND NON-RECORD CLAIMANTS

Defendants.

CASE NO: 2023CH08782

Property Address:
535 North Michigan Ave., Unit 3201
Chicago, IL 60611

PARCEL NUMBER: 17-10-122-025-1445

LIS PENDENS

WELTMAN, WEINBERG & REIS CO., L.P.A., attorneys of record for the Plaintiff, do hereby certify that the above-mentioned action was filed in the Circuit Court of Cook County, Illinois, County Department – Chancery Division, on October 13, 2023 and certify the following information as required by Section 15-1503 of the Illinois Mortgage Foreclosure Law

i) The name of all Plaintiffs and the case number:

The Huntington National Bank

Case No: 2023CH08782

ii) The Court in which the action was brought:

Circuit Court of Cook County, Illinois, County Department – Chancery Division

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iii) The names of the title holders of record:

Boan Inc.

iv) The legal description of the real estate:

PARCEL 1:

PARCEL 'A':

UNIT 3201 IN 535 N. MICHIGAN AVENUE CONDOMINIUM, AS DELINEATED ON THE SURVEY OF A PORTION OF THE FOLLOWING PROPERTY ((COLLECTIVELY REFERRED TO AS "PARCEL"): PARCEL 1: LOT 7 IN ASSESSOR'S DIVISION OF THE SOUTH 1/2 AND THE EAST 100 FEET OF THE NORTH 1/2 OF BLOCK 21 IN KINZIE'S ADDITION TO FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 8 AND 9 IN ASSESSOR'S DIVISION OF THE SOUTH 1/2 AND THE EAST 100 FEET OF THE NORTH 1/2 OF BLOCK 21 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 7 IN W. L. NEWBERRY'S SUBDIVISION OF THE NORTH 118 FEET OF THE WEST 200 FEET OF BLOCK 21 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THE TRIANGULAR SHAPED PART OF THE EAST AND WEST PUBLIC ALLEY LYING WEST OF AND ADJOINING THE EAST LINE OF LOT 7, EXTENDED SOUTH, TO ITS INTERSECTION WITH THE SOUTH LINE OF LOT 7, EXTENDED EAST, IN SAID NEWBERRY'S SUBDIVISION, BEING THAT PORTION OF SAID ALLEY VACATED BY ORDINANCE PASSED OCTOBER 11, 1961 AND RECORDED NOVEMBER 1, 1961 AS DOCUMENT NUMBER 18318484, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25290228 AND FILED AS DOCUMENT NUMBER LR3137574 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DEFINED AND SET FORTH IN THE DECLARATION OF CONDOMINIUM, IN COOK COUNTY, ILLINOIS.

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PARCEL 'B':

EASEMENT FOR THE BENEFIT OF PARCEL 'A' FOR INGRESS, EGRESS AND SUPPORT AS DISCLOSED BY THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS DATED DECEMBER 15, 1979 AND RECORDED DECEMBER 28, 1979 AS DOCUMENT NUMBER 25298696 AND FILED AS DOCUMENT NUMBER LR3138565 AND AS CREATED BY DEED RECORDED JANUARY 24, 1980 AS DOCUMENT NUMBER 25334324 AND FILED MARCH 20, 1980 AS DOCUMENT NUMBER LR3151500.

v) The common address of the real estate:

535 North Michigan Ave., Unit 3201, Chicago, IL 60611

vi) Information concerning mortgage:

A. Nature of instrument:

Mortgage

B. Date of Mortgage:

October 31, 2018

C. Name of Mortgagors:

Boan Inc. and Daniel Giljen

D. Name of Mortgagee:

Mortgage Electronic Registrations Systems, Inc., as nominee for The Huntington National Bank

E. Date and place of recording:

November 2, 2018; Office of the Recorder of Deeds, Cook County, Illinois

F. Identification of recording:

as Document No. 1830616032

G. Interest subject to the Mortgage:

Fee Simple

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H. Amount of original indebtedness, including subsequent advances made under the Mortgage:

\$221,250.00

This instrument was prepared by and mail to:

/s/ Greg Czaicki
Greg Czaicki; ARDC No.: 6285993
Weltman, Weinberg & Reis Co., L.P.A.
Attorneys for Plaintiff

Greg Czaicki; ARDC No.: 6285993
Casey B. Hicks; ARDC No.: 6289784
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Cook Atty#: 31495
WWR#: 23-000723-1

PARCEL NUMBER: 17-10-122-025-1445

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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Defendants.

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PARCEL NUMBER: 17-10-122-025-1445

COMPLIANCE WITH PREDATORY LENDING DATABASE SECTION OF RESIDENTIAL REAL PROPERTY DISCLOSURE ACT

TO: Illinois Department of Financial and Professional Regulation
Attn: HB4050 Pilot Program
100 W. Randolph, 9th Floor
Chicago, IL 60603

CERTIFICATION

I, Greg Czaicki, attorney, certify that I prepared this notice on October 12, 2023, to be filed along with a copy of the Lis Pendens notice with the above entitled address.

(X) Under penalties as provided by law pursuant to 735 ILCS 5/1-109, I certify that the statements set forth herein are true and correct.

/s/ Greg Czaicki

Signature

Greg Czaicki; ARDC No.: 6285993
Casey B. Hicks; ARDC No.: 6289784
Weltman, Weinberg & Reis Co., L.P.A.
Attorneys for Plaintiff
180 N. LaSalle Street, Suite 2400
Chicago, IL 60601-2704
Phone: 312-782-9676
Fax: 312-782-4201
Email: ChicagoREDG@Weltman.com
Cook #: 31495
WWR#: 23-000723-1

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CERTIFICATE OF SERVICE

The undersigned being first duly sworn on oath, deposes and states that he has mailed or will promptly mail, upon receipt, a copy of the recorded Lis Pendens attached hereto to the Illinois Department of Financial and Professional Regulation, Division of Banking, 100 W. Randolph, 9th Floor, Chicago, IL 60603, Attn: HB4050 Pilot Program.

VeritecOps@ILAPLD.com

/s/ Greg Czaicki

Signature

Property of Cook County Clerk's Office