

# UNOFFICIAL COPY

## LIS PENDENS NOTICE

Doc#. 2331306068 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/09/2023 09:56 AM Pg: 1 of 5

STATE OF ILLINOIS  
COOK COUNTY

IN THE CIRCUIT COURT OF COOK  
COUNTY

COOK COUNTY, ILLINOIS

Type or Print Complete Information

LIMA ONE CAPITAL, LLC, ]  
Plaintiff, ]  
vs. ]  
CI CHICAGO OPPORTUNITY ZONE FUND ]  
I LIMITED LIABILITY COMPANY; ]  
SHUVAM BHAUMIK; STEPHEN LEE; ]  
TYLER DEROO; UNKNOWN OWNERS ]  
AND NON-RECORD CLAIMANTS, ]  
Defendants. ]

[Reserved for Recorder's Use Only]

CASE NO. 2023CH09271

Filed With The Court: 11/06/2023

### 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. 20-28-213-003-0000

- (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: CI CHICAGO OPPORTUNITY ZONE FUND I LIMITED LIABILITY COMPANY
- (iv) The legal description is set forth below.
- (v) The common address or location of the property is: 7201-7207 South Vincennes Avenue, Chicago, IL 60621

7201 South Vincennes Avenue, Chicago, IL 60621

7202 South Vincennes Avenue, Chicago, IL 60621

7203 South Vincennes Avenue, Chicago, IL 60621

7204 South Vincennes Avenue, Chicago, IL 60621

7205 South Vincennes Avenue, Chicago, IL 60621

7206 South Vincennes Avenue, Chicago, IL 60621

7207 South Vincennes Avenue, Chicago, IL 60621

- (vi) Identification of the mortgage sought to be foreclosed:
  - a) Mortgagors: CI CHICAGO OPPORTUNITY ZONE FUND I LIMITED LIABILITY COMPANY
  - b) Mortgagee: LIMA ONE CAPITAL, LLC
  - c) Date of mortgage: July 22, 2021
  - d) Date and place of recording: August 4, 2021 in the office of the Recorder of Deeds or County Clerk
  - e) Document number: 2121610036

## 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: 7201-7207 South Vincennes Avenue, Chicago, IL 60621

7201 South Vincennes Avenue, Chicago, IL 60621

7202 South Vincennes Avenue, Chicago, IL 60621

7203 South Vincennes Avenue, Chicago, IL 60621

7204 South Vincennes Avenue, Chicago, IL 60621

7205 South Vincennes Avenue, Chicago, IL 60621

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7206 South Vincennes Avenue, Chicago, IL 60621  
7207 South Vincennes Avenue, Chicago, IL 60621

(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:

CI CHICAGO OPPORTUNITY ZONE FUND I  
LIMITED LIABILITY COMPANY; SHUVAM  
BHAUMIK; STEPHEN LEE; TYLER DEROO;  
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.

(g) The name and address of the person who prepared this notice appears below.

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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

LOT 3 IN BLOCK 14 IN EGGLESTON'S SECOND SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 (EXCEPT THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF SAID NORTHEAST 1/4 HERETOFORE SUBDIVIDED AS EGGLESTON'S SUBDIVISION) OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, 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, LONA SMITH, 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 November 7, 2023.

Date: November 7, 2023

Signature: Lona Smith

Name: Lona Smith

Title: Foreclosure Specialist

Company: Diaz Anselmo & Associates LLC

### 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: November 7, 2023

Signature: Lona Smith

Name: Lona Smith

Title: Foreclosure Specialist

Company: Diaz Anselmo & Associates LLC