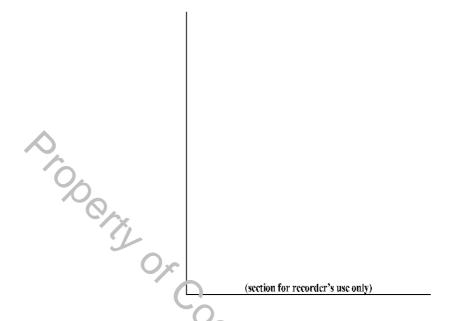
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Doc#. 2335233467 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 12/18/2023 02:54 PM Pg: 1 of 3



IN THE CIRCUIT COURT OF CCO): COUNTY, ILLINOIS COUNTY DEPARTMENT, CHAN LERY DIVISION MORTGAGE FORECLOSURE/MECHAN'CS) LIEN SECTION

BDS III MORTGAGE CAPITAL G, LLC,

Plaintiff,

٧.

301 W NORTH AVENUE, LLC, 301 W
NORTH AVENUE, L.P., LAB

DEVELOPMENT, LLC d/b/a/ CONNEXION, :
HOME TOWN PAINTERS, INC., OHI, LLC, :
TRITON PLUMBING, LLC, 301 W NORTH :
AVENUE LOTS, LLC, UNKNOWN :
OWNERS, and NON-RECORD :
CLAIMANTS, :

Defendants.

Case No.: 2023CH10f61

Real Property Address:

North Park Pointe Apartments 301 W North Avenue a/k/a 1552 N. North Park Avenue Chicago, Illinois 60610

NOTICE OF FORECLOSURE/LIS PENDENS

I, the undersigned, do hereby certify pursuant to 735 ILCS 5/15-1503, that the above entitled cause was filed on December 15, 2023 for foreclosure of that certain Mortgage,

Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated as of September

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23, 2020 and recorded in the office of the Recorder of Deeds of Cook County, Illinois (the "Recorder of Deeds") on October 14, 2020 as Document No. 2028806234, and that certain UCC Financing Statement filed on October 14, 2020 with the Recorder of Deeds as Document No. 2028806235. The above-entitled action is now pending in said Court and the property affected by said cause is described as follows:

PARCEL 1:

5UB-LOT 1 IN THE SUBDIVISION OF THE EAST 1/2 OF LCT5 119 AND 120 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

LOTS 2 AND 5 IN THE SUPDIVISION OF THE EAST 1/2 OF LOTS 119 AND 120 IN BRONSON'S ADDITION TO CHICAGO IN THE NORTH EAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGI 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 3:

TOGETHER WITH VEHICULAR INGRESS AND EGRESS EASEMENT AS MORE PARTICULARLY SET FORTH IN THAT CERTAIN PASSAGEWAY EASEMENT AGREEMENT MADE BY AND BETWEEN 315 W. NORTH AVE. LP., AN ILLINOIS LIMITED PARTNERSHIP AND 301 W NORTH AVENUE, LP., A DELAWARE LIMITED PARTNERSHIP, DATED AS OF DECEMBER 4, 2014, RECORDED DECEMBER 5, 2014 AS DOCUMENT NUMBER 1433916033 AND RERECORDED DECEMBER 8, 2014 AS DOCUMENT NUMBER 1434222101.

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The title holder of record: 301 W North Avenue, LLC.

Common Property Address:

North Park Pointe Apartments 301 W North Avenue a/k/a 1552 N. North Park Avenue Chicago, Illinois 60610

Permanent Index Number: 17-04-201-002-0000

Dated: Chicago, Illinois

December 18, 2023

KELLEY DRYE & WARREN LLP

By:

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(pro hac vice motion to be filed)

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(pro hac vice motion to be filed)

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Attorneys for Plaintiff