



\*2403845014\*

Doc# 2403845014 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/07/2024 10:27 AM PG: 1 OF 4

Prepared by/Mail to:  
Jeffrey S. Burns (No. 31392)  
Markoff Leinberger LLC  
Attorneys for Plaintiff  
200 S. Wacker Drive, 31<sup>st</sup> Floor  
Chicago, Illinois 60606

Property of Cook County Clerk's Office

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

LendingClub Bank, National Association )  
)  
Plaintiff, )

v. )

Case No. 2024 CH 00620

ALAXA LLC, an Illinois limited )  
liability company; Shah R. Siddiqui, an )  
individual; Fairway Services Enterprise LLC, )  
Illinois limited liability company; Sunshine )  
Services Enterprises Incorporated, an Illinois )  
corporation; Unknown Owners; and Non-Record )  
Claimants, )

Property Address:  
1299 Lunt Avenue  
Elk Grove Village, IL 60007

Defendants. )

**NOTICE OF FORECLOSURE AND LIS PENDENS**  
**NOTICE TO COMPLAINT TO FORECLOSE MORTGAGE**

I, the undersigned, do hereby certify that the above-entitled cause was filed in the Office of the Clerk of the Circuit Court on the 31<sup>st</sup> day of January 2024, and is now pending in said court and that the property affected by said cause is described as follows:

S 1/31  
P 24  
S 1  
SCY 1/31  
INT 1/31

# UNOFFICIAL COPY

Legal Description: See attached Exhibit A

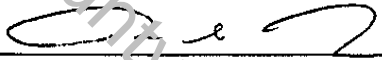
Property Tax Identification Nos.: 08-34-204-010-0000

Common Address: 1299 Lunt Avenue  
Elk Grove Village, IL 60007

Instruments sought to be foreclosed: Mortgage dated June 30, 2022 a made by ALAXA LLC, as Mortgagor to LendingClub Bank, National Association, as Mortgagee which mortgage was recorded in the Cook County Recorder's Office on July 18, 2022, as Document No.2219906253 and Mortgage dated June 30, 2022 a made by ALAXA LLC, as Mortgagor to LendingClub Bank, National Association, as Mortgagee which mortgage was recorded in the Cook County Recorder's Office on July 18, 2022, as Document No. 2219906254.

WITNESS MY HAND AND SEAL.

LendingClub Bank, National Association,  
Plaintiff

By:   
Jeffrey S. Burns, one of its attorneys

Dated: February 1, 2024

Jeffrey S. Burns (No. 31392)  
Markoff Leinberger LLC  
Attorneys for Plaintiff  
200 S. Wacker Drive, 31<sup>st</sup> Floor  
Chicago, Illinois 60606  
(312) 589-7600  
Email address for service of notice: [jeff@markleinlaw.com](mailto:jeff@markleinlaw.com)

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## EXHIBIT A LEGAL DESCRIPTION

LOT 94 IN CENTEX INDUSTRIAL PARK UNIT NUMBER 63, BEING A SUBDIVISION IN SECTION 34, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

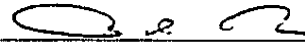
Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

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## Affirmation of Non-Residential Mortgage Foreclosure Lis Pendens

I, Jeffrey S. Burns, as agent for the Plaintiff state and affirm that the forgoing 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).

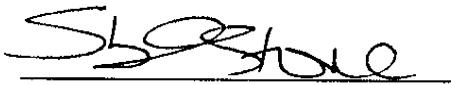


Jeffrey S. Burns

February 1, 2024

Date

Subscribed and sworn to before me  
This 1<sup>st</sup> day of Feb 2024



Signature of Notary Public

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