

# UNOFFICIAL COPY

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

GARLAND BUSINESS CORPORATION, )  
a Panamanian corporation, )

93846112

Plaintiff, )

v. )

No. )

520 S. MICHIGAN AVENUE CORPORATION, )  
an Illinois corporation; 520 S. MICHIGAN )  
AVENUE ASSOCIATES, LTD., an Illinois )  
limited partnership; CHICAGO TITLE AND )  
TRUST COMPANY, not individually, but as )  
Trustee under Trust Agreement dated March 25, )  
1987 and known as Trust Number 1089673; )  
CHICAGO TITLE AND TRUST COMPANY, )  
not individually, but as Trustee under Trust Deed )  
dated March 26, 1987 and recorded March 27, )  
1987 as Document Number 87162457; AARON )  
CITRIK; R.A.J.N. CORP., a New York corporation )  
R.A.J.N. CO., a New York corporation; )  
BELMOR CO., INC., a New York Corporation; )  
C.H. ASSOCIATES, LTD, a New York limited )  
partnership; DAVID BRAKA; IVOR BRAKA; )  
ALBERT NASSER, as Trustee and Custodian for )  
the benefit of Rafael Nasser, Alicia Nasser, )  
Elena Nasser and Jamie Ezra Nasser (including )  
R.A.J.N. Corp. and R.A.J.N. Co.); BELKIS )  
NASSER and MORRIS NASSER, as Trustees and )  
Custodians for the benefit of Rafael Nasser, )  
Farah Nasser, Ezra Nasser and Selma Nasser; )  
AHERN FIRE PROTECTION, a Wisconsin )  
corporation; PHILLIPS ELECTRIC, INC., )  
an Illinois corporation; ACE METAL )  
REFINISHERS, INC., an Illinois corporation; )  
H.E.R.E. INTERNATIONAL UNION PENSION )  
AND WELFARE FUNDS; THE CONGRESS )  
HOTEL; UNKNOWN OWNERS and NON- )  
RECORD CLAIMANTS, )

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. DEPT-01 RECORDINGS \$39.00  
. T#7777 TRAM 9447 10/21/93 10:20:00  
. \$7949 ÷ \*-93-846112  
. COOK COUNTY RECORDER

Defendants. )

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### NOTICE OF FORECLOSURE (LIS PENDENS)

The undersigned certifies that the above-entitled mortgage foreclosure action was filed on  
October <sup>21</sup>20, 1993, and is now pending.

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- (i) The name of the Plaintiff and the case number are identified above.
- (ii) The court in which said action was brought is identified above.
- (iii) The name of the title holder of record is Chicago Title And Trust Company as Trustee under Trust Agreement dated March 25, 1987, and known as Trust Number 1089673.
- (iv) A legal description of the real estate sufficient to identify it with reasonable certainty is attached hereto as Exhibit "A" and is made a part hereof.

PIN: 17-15-111-009-0000  
17-15-111-010-0000  
17-15-111-011-0000  
17-15-111-012-0000  
17-15-111-013-0000  
17-15-111-014-0000  
17-15-111-015-0000  
17-15-111-016-0000  
17-15-111-017-0000  
17-15-111-018-0000

- (v) A common name, address or description of the location of the real estate is as follows: The Congress Hotel, 520 S. Michigan Avenue, Chicago, Illinois (hereinafter the "Property").
- (vi) An identification of the Mortgage sought to be foreclosed is as follows:
  - (a) Name of Mortgagor: Chicago Title and Trust Company, not individually, but as Trustee under Trust Agreement dated March 25, 1987 and known as Trust Number 1089673.
  - (b) Names of Mortgagee: Garland Business Corporation, a Panamanian Corporation.

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- (c) Date of Mortgage: (i) On March 26, 1987, the original Mortgage was entered into for \$12,000,000.00; (ii) on April 12, 1988, the Mortgage was amended and increased to \$13,500,000.00; (iii) on February 9, 1989, the Mortgage was amended and increased to \$14,000,000.00; (iv) on March 31, 1989, the Mortgage was amended; (v) on March 21, 1990, the Mortgage was amended and increased to \$15,000,000.00; (vi) on June 30, 1991, the Mortgage was amended and increased to \$18,000,000.00; and (vii) on October 31, 1991, the Mortgage was amended and increased to \$20,000,000.00.
- (d) Date and place of recording: Mortgage -- March 27, 1987 in the Office of the Cook County, Illinois, Recorder of Deeds; Mortgage Modification -- April 15, 1988 in the Office of the Cook County, Illinois, Recorder of Deeds; Second Modification -- February 10, 1989 in the Office of the Cook County, Illinois, Recorder of Deeds; Third Extension -- August 30, 1989 in the Office of the Cook County, Illinois, Recorder of Deeds; Fourth Extension -- April 18, 1990 in the Office of the Cook County, Illinois, Recorder of Deeds; Amended And Restated -- August 30, 1991 in the Office of the Cook County, Illinois, Recorder of Deeds; and Memorandum Of Increase -- October 31, 1991, in the Office of the Cook County, Illinois, Recorder of Deeds.
- (e) Identification of recording: Mortgage -- Document No. 87162455; Mortgage Modification -- Document No. 88157195; Second Modification -- Document No. 89064979; Third Extension -- Document No. 89406377; Fourth Extension -- Document No. 90175803; Amended And Restated --

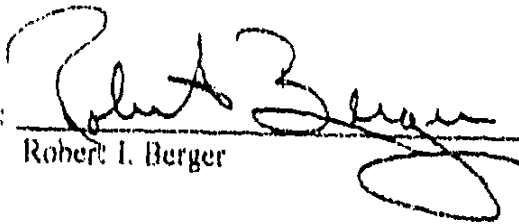
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Document No. 91450807; and Memorandum of Increase -- Document No.  
91572358.

ALTHEIMER & GRAY

By:   
Robert I. Berger

Robert I. Berger  
James K. Thurston  
ALTHEIMER & GRAY (#900+9)  
10 South Wacker Drive  
Suite 4000  
Chicago, Illinois 60606  
(312) 715-4000  
Attorneys for Plaintiff

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PARCEL 1

SUB-LOTS 1, 2, 3, 4 AND 5 IN THE SUBDIVISION OF SUB-LOTS 1 AND 2 IN LUNT'S SUBDIVISION OF LOT 1 AND THE NORTH 3/4 OF LOT 4 IN BLOCK 12 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO IN TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THEREFROM THE NORTH 20 FEET OF SAID SUB-LOTS 1, 4 AND 5), IN COOK COUNTY, ILLINOIS.

17-15-111-009  
C-70 All ALSO,

PARCEL 2:

LOTS 3, 4, 5, 7, 8 AND 9 IN ORRINGTON LUNT'S SUBDIVISION OF LOT 1 AND THE NORTH 3/4 OF LOT 4 IN BLOCK 12 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO AFORESAID, IN TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

17-15-111-009  
C-70 All ALSO,

PARCEL 3:

THE SOUTH 20 FEET OF LOT 4 AND ALL OF LOT 5 (EXCEPT THE WEST 8 FEET THEREOF TAKEN AND USED FOR ALLEY AND EXCEPT THE SOUTH 41 FEET OF SAID LOT 5), ALSO THE NORTH 32 FEET OF LOT 6 (EXCEPT THE WEST 8 FEET THEREOF TAKEN AND USED FOR ALLEY), IN BLOCK 12 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, AFORESAID, IN COOK COUNTY, ILLINOIS.

ALSO,

PARCEL 4:

THE NORTH 25 3/12THS FEET OF THE SOUTH 56 3/12THS FEET OF THE EAST 132 FEET OF LOT 9 IN BLOCK 12 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO AFORESAID, IN COOK COUNTY, ILLINOIS.

ALSO,

PARCEL 5:

A TRACT OF PARCEL OF LAND DESCRIBED AS 'PRIVATE ALLEY FOR USE OF THE PROPERTY' AS SHOWN ON THE PLAT OF ORRINGTON LUNT'S SUBDIVISION OF LOT 1 AND THE NORTH 3/4 OF ORIGINAL LOT 4 IN BLOCK 12 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, RECORDED APRIL 25, 1855 IN BOOK 85 OF MAPS, PAGE 112, AS DOCUMENT 38647, LYING SOUTH OF AND ADJOINING THE WEST 32 FEET OF LOT 1 OF SAID SUBDIVISION WEST OF LOTS 2, 3, 4 AND PART OF LOT 5, NORTH OF PART OF LOT 5, AND OF LOTS 7, 8 AND 9; AND SOUTH OF AND ADJOINING LOT 6 IN SAID LUNT'S SUBDIVISION (EXCEPT THE NORTH 1/2 OF THAT PART OF SAID ALLEY LYING SOUTH OF AND ADJOINING THE WEST 32 FEET OF LOT 6 IN LUNT'S SUBDIVISION AFORESAID), IN COOK COUNTY, ILLINOIS.

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-SCHEDULE A CONTINUED-

ALSO,

PARCEL 6:

THE SOUTH 41 FEET OF LOT 5 (EXCEPT THE WEST 8 FEET THEREOF TAKEN OR USED FOR ALLEY), IN BLOCK 12 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO AFORESAID, IN COOK COUNTY, ILLINOIS.

ALSO,

PARCEL 7:

THE RIGHTS AND EASEMENTS AS TO THE NORTH 20 FEET OF SUB-LOTS 1, 4 AND 5 IN THE SUBDIVISION OF LOTS 1 AND 2 IN LUNT'S SUBDIVISION FOR THE BENEFIT OF PARCELS 1 TO 6 INCLUSIVE AND OTHER PROPERTY, RESERVED IN THAT CERTAIN QUIT CLAIM DEED DATED JULY 16, 1952 FROM THE CENTRAL HOTEL COMPANY AND OTHERS TO THE CITY OF CHICAGO, WHICH DEED WAS RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS AS DOCUMENT 15466793, IN BOOK 48584 ON PAGE 263, WHICH RIGHTS AND EASEMENTS ARE MORE FULLY SET FORTH IN THE JUDGMENT ORDER ENTERED JULY 10, 1952 IN CASE 49C5321 IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS.

ALSO,

PARCEL 8:

LEASEHOLD ESTATE CREATED IN AND BY THAT CERTAIN INDENTURE OF LEASE MADE BY WILLIAM FITZGERALD TO PERRY D. CREAGER, DATED APRIL 15, 1892 AND RECORDED APRIL 29, 1892 IN BOOK 3919, PAGE 7, AS DOCUMENT NUMBER 1654010 AND AS AMENDED BY AMENDMENT DATED JULY 16, 1952 AND RECORDED SEPTEMBER 22, 1952 AS DOCUMENT 15441648 AND AMENDMENT DATED OCTOBER 28, 1952 AND RECORDED ON NOVEMBER 28, 1952 AS DOCUMENT 15455042 AND AMENDMENT TO LEASE DATED JUNE, 1981 AND RECORDED JULY 6, 1982 AS DOCUMENT 25927158, DEMISING AND LEASING FOR A TERM OF 99 YEARS COMMENCING MAY 1, 1892 AND ENDING APRIL 30, 1991, THE LAND DESCRIBED AS FOLLOWS:

'A':

LOT 6 (EXCEPT THE WEST 17 FEET THEREOF) IN LUNT'S SUBDIVISION OF LOT 1 AND THE NORTH 3/4 OF LOT 4 IN BLOCK 12 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO (EXCEPTING THEREFROM THE NORTH 20 FEET THEREOF).

ALSO,

'B':

THE RIGHTS AND EASEMENTS AS TO THE NORTH 20 FEET OF SUB-LOT 6 (EXCEPT THE WEST 17 FEET THEREOF) IN LUNT'S SUBDIVISION FOR THE BENEFIT OF

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-SCHEDULE A CONTINUED-

PARCEL (A) HEREIN, AND OTHER PROPERTY, AS RESERVED IN THAT CERTAIN QUIT CLAIM DEED DATED JULY 16, 1952, FROM THE CENTRAL HOTEL COMPANY AND OTHERS TO THE CITY OF CHICAGO, WHICH DEED WAS RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, AS DOCUMENT 15466793, IN BOOK 48584 ON PAGE 265, WHICH RIGHTS AND EASEMENTS ARE MORE FULLY SET FORTH IN THE JUDGMENT ORDER ENTERED ON JULY 10, 1952 IN CASE NUMBER 49C5321, IN CIRCUIT COURT OF COOK COUNTY, ILLINOIS.

ALSO,

PARCEL 9:

THE SOUTH 28 FEET OF LOT 8 AND THE NORTH 24 FEET OF LOT 9 (EXCEPT THE WEST 8 FEET THEREOF TAKEN OR USED FOR ALLEY), ALL IN BLOCK 12 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO AFORESAID, IN COOK COUNTY, ILLINOIS.

ALSO,

PARCEL 10:

THE WEST 17 FEET FRONT AND REAR OF SUB LOT 6 (EXCEPTING THEREFROM THE NORTH 20 FEET THEREOF) IN LUNT'S SUBDIVISION OF LOT 1 AND THE NORTH 3/4 OF LOT 4 IN BLOCK 12 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO IN TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING THE LAND KNOWN AS NUMBER 13 EAST CONGRESS STREET IN CHICAGO, OTHERWISE DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF THE 16 FOOT ALLEY RUNNING NORTH AND SOUTH AS SHOWN ON THE PLAT OF SAID SUBDIVISION RECORDED ON APRIL 25, 1855, WHERE THE SOUTH LINE OF CONGRESS STREET (FORMERLY TYLER STREET) INTERSECTS WITH THE SAME, RUNNING THENCE EAST ALONG THE SOUTH LINE OF SAID CONGRESS STREET, 17 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID 16 FOOT ALLEY, 100 FEET TO THE NORTH LINE OF THE 20 FOOT ALLEY SHOWN ON SAID PLAT AND DESIGNATED 'PRIVATE ALLEY FOR THE USE OF PROPERTY'; THENCE WEST ALONG THE NORTH LINE OF SAID ALLEY, 17 FEET TO A POINT WHERE THE SAME INTERSECTS WITH THE 16 FOOT ALLEY ABOVE MENTIONED; THENCE NORTH ALONG THE EAST LINE OF SAID 16 FOOT ALLEY, 100 FEET TO THE POINT OF BEGINNING AND THE NORTH 1/2 OF THAT PART OF SAID PRIVATE ALLEY LYING SOUTH OF AND ADJOINING THE WEST 17 FEET OF SAID LOT 6, IN COOK COUNTY, ILLINOIS.

ALSO,

PARCEL 11:

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-SCHEDULE A CONTINUED-

THE SOUTH 50 FEET OF LOT 9 (EXCEPT THE WEST 8 FEET TAKEN FOR PUBLIC ALLEY AND EXCEPT THE NORTH 19 FEET OF THE EAST 132 FEET OF THE SAID SOUTH 50 FEET OF SAID LOT 9), IN BLOCK 12 IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO,

## PARCEL 12:

THE RIGHTS AND EASEMENTS AS TO THE NORTH 20 FEET OF THE WEST 17 FEET FRONT AND REAR OF SUB-LOT 6 IN LUNT'S SUBDIVISION FOR THE BENEFIT OF PARCEL 10 ABOVE SAID AND OTHER PROPERTY, RESERVED IN THE CERTAIN QUIT CLAIM DEED DATED JULY 16, 1952 FROM THE CENTRAL HOTEL COMPANY AND OTHERS TO THE CITY OF CHICAGO, WHICH DEED WAS RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS AS DOCUMENT 15466793, IN BOOK 48584, PAGE 265, WHICH RIGHTS AND EASEMENTS ARE MORE FULLY SET FORTH IN THE JUDGMENT ORDER ENTERED ON JULY 10, 1952 IN CASE 49C3321, IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS, ALL IN COOK COUNTY, ILLINOIS.

ALSO,

## PARCEL 13:

THAT PART OF LOT 9 LYING NORTH OF THE NORTH LINE OF THE SOUTH 50.0 FEET, LYING SOUTH OF THE SOUTH LINE OF THE NORTH 24.0 FEET, LYING EAST OF THE EAST LINE OF THE WEST 8.0 FEET AND LYING WEST OF THE WEST LINE OF THE EAST 132.0 FEET THEREOF, IN BLOCK 12 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO IN TOWNSHIP 39 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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PERMANENT TAX NUMBERS FOR  
520 SOUTH MICHIGAN AVENUE, CHICAGO, ILLINOIS 60605

- (1) Permanent Tax No. 17-15-111-009-0000 - 145 EYO
- (2) Permanent Tax No. 17-15-111-010-0000 - 949 CAE
- (3) Permanent Tax No. 17-15-111-011-0000 - 145 CAD
- (4) Permanent Tax No. 17-15-111-012-0000 - 145 CAG
- (5) Permanent Tax No. 17-15-111-013-0000 - 145 CAE
- (6) Permanent Tax No. 17-15-111-014-0000 - 145 CAE
- (7) Permanent Tax No. 17-15-111-015-0000 - 145 CAE
- (8) Permanent Tax No. 17-15-111-016-0000 - 145 CAE
- (9) Permanent Tax No. 17-15-111-017-0000 - 145 CAE
- (10) Permanent Tax No. 17-15-111-018-0000 - 145 CAE

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Book 6 (R113)