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. DEPT-01 RECORDING \$29.50  
. T47777 TRAN 9574 03/21/96 12:18:00  
. \$3392 & BK \*--96--217685  
. COOK COUNTY RECORDER

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

\_\_\_\_\_  
**FFL LIFE INSURANCE COMPANY,**  
an Iowa corporation

Plaintiff,

v.

**FIRST CHICAGO TRUST COMPANY OF ILLINOIS,** as successor to Mount Prospect State Bank, as Trustee under Trust Agreement dated August 29, 1983, known as Trust No. 1336; **SCHAUMBURG ATRIUM CENTER,** an Illinois joint venture; **THE LINCOLN NATIONAL LIFE INSURANCE COMPANY,** an Indiana corporation; **PETER M. TSOLINAS, HARVEY X. KOLOMS, ARNOLD MORENO,** and **ROBERT F. KERN; UNKNOWN OWNERS; AND NON-RECORD CLAIMANTS**

Defendants.

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**NOTICE OF FORECLOSURE**  
**(LIS PENDENS)**

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7/20/2024

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## NOTICE OF FORECLOSURE (LIS PENDENS)

The undersigned certifies, pursuant to 735 ILCS 5/15-1503, that the above entitled mortgage foreclosure action was filed on March 18, 1996 and is now pending.

The undersigned further certifies as follows:

- (i) The names of the parties and the case number are set forth in the above caption.
- (ii) The action is filed in the Circuit Court of Cook County, Illinois, Chancery Division.
- (iii) The names of the title holders of record are as follows:  
  
FIRST CHICAGO TRUST COMPANY OF ILLINOIS, as successor to Mount Prospect State Bank, as Trustee under Trust Agreement dated August 29, 1983, known as Trust No. 1336
- (iv) A legal description of the real estate sufficient to identify it with reasonable certainty is attached hereto as "Exhibit A," which is made a part hereof. **THE REAL ESTATE'S PERMANENT TAX IDENTIFICATION NUMBERS ARE 02-34-102-053-000, 02-34-102-054-000, 02-34-102-055-000, and 02-34-102-056-000.**
- (v) The common address of the mortgaged real estate is: 826-860 Algonquin Road, Schaumburg, Illinois 60173.
- (vi) The mortgage sought to be foreclosed is identified as follows:
  - (a) Mortgagor: FIRST CHICAGO TRUST COMPANY OF ILLINOIS, as successor to Mount Prospect State Bank, as Trustee under Trust Agreement dated August 29, 1983, known as Trust No. 1336.
  - (b) Mortgagee: PFL LIFE INSURANCE COMPANY.
  - (c) The Mortgage was recorded on May 9, 1991 in the office of the Cook County, Illinois Recorder as Document No. 91219327.

The undersigned further certifies, pursuant to 735 ILCS 5/15-1218, as follows:

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- (a) The name and address of the plaintiff making the claim described in this Notice is:

PFL LIFE INSURANCE COMPANY  
c/o Aegon USA Realty Advisors, Inc.  
4333 Edgewood Road NE  
Cedar Rapids, Iowa 52499

- (b) The plaintiff claims a first mortgage lien on the subject real estate.

- (c) The nature of the plaintiff's claim is the mortgage and the foreclosure action described above.

- (d) The names of the persons against whom these claims are brought are set forth in the above caption.

- (e) As noted above, a legal description of the real estate sufficient to identify it with reasonable certainty is attached hereto as "Exhibit A," which is made a part hereof.

- (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.

PFL LIFE INSURANCE COMPANY, an Iowa corporation

By: Susan Elliott

One of Its Attorneys

Susan Elliott  
JONES, DAY, REAVIS & POGUE  
77 West Wacker, Suite 3500  
Chicago, Illinois, 60601-1692  
(312) 782-3939

**PREPARED BY AND RETURN TO:**

JONES, DAY, REAVIS & POGUE

77 West Wacker, Suite 3500  
Chicago, Illinois 60601-1692  
(312) 783-3939



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## LEGAL DESCRIPTION

### PARCEL 1:

LOTS 1, 2, 3, AND 4 IN SCHLAUMBURG ATRIUM CENTER, BEING A SUBDIVISION OF PART OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 26942068, IN COOK COUNTY, ILLINOIS.

ALSO DESCRIBED AS FOLLOWS:

THAT PART OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF PLUM GROVE ROAD (ALSO KNOWN AS OLD PLUM GROVE ROAD) WITH THE NORTHERLY LINE OF ALGONQUIN ROAD ACCORDING TO DOCUMENT NO. 11195798; THENCE NORTH 66 DEGREES 50 MINUTES 41 SECONDS WEST ALONG SAID NORTHERLY LINE OF ALGONQUIN ROAD, 87.04 FEET TO THE MOST WESTERLY CORNER OF PROPERTY CONDEMNED FOR ROAD PURPOSES ACCORDING TO CASE NO. 71111410; THENCE NORTH 57 DEGREES 00 MINUTES 18 SECONDS EAST ALONG THE NORTHWESTERLY LINE OF SAID LAND CONDEMNED FOR ROAD PURPOSES, 38.99 FEET TO A LINE 50.0 FEET, MEASURED AT RIGHT ANGLES, WESTERLY OF AND PARALLEL WITH THE CENTER LINE OF SAID PLUM GROVE ROAD; THENCE NORTH 00 DEGREES 51 MINUTES 17 SECONDS EAST ALONG SAID LAST DESCRIBED PARALLEL LINE, BRING ALSO THE WEST LINE OF LAND CONDEMNED FOR ROAD PURPOSES ACCORDING TO CASE NO. 71111410, 659.03 FEET; THENCE NORTH 69 DEGREES 32 MINUTES 9 SECONDS WEST 605.0 FEET TO A POINT FOR A PLACE OF BEGINNING; THENCE CONTINUING NORTH 69 DEGREES 32 MINUTES 9 SECONDS WEST 925.47 FEET; THENCE SOUTH 20 DEGREES 27 MINUTES 51 SECONDS WEST, 600.25 FEET TO THE NORTHERLY LINE OF ALGONQUIN ROAD ACCORDING TO DOCUMENT NO. 11195798; THENCE SOUTH 69 DEGREES 32 MINUTES 09 SECONDS EAST ALONG SAID NORTHERLY LINE OF ALGONQUIN ROAD, 116.52 FEET TO A POINT OF CURVATURE; THENCE CONTINUING SOUTHEASTERLY ALONG SAID NORTHWESTERLY LINE OF ALGONQUIN ROAD, BEING A CURVED LINE, CONVEX TO THE NORTH EAST, HAVING A RADIUS OF 21,535.94 FEET AND BEING TANGENT TO SAID LAST DESCRIBED STRAIGHT LINE AT THE LAST DESCRIBED POINT, AN ARC DISTANCE OF 780.24 FEET TO AN INTERSECTION WITH A LINE BEARING SOUTH 23 DEGREES 09 MINUTES 19 SECONDS WEST FROM THE AFORESAID PLACE OF BEGINNING (THE CHORD OF SAID ARC BEARS SOUTH 68 DEGREES 29 MINUTES 52 SECONDS EAST 780.20 FEET); THENCE NORTH 23 DEGREES 9 MINUTES 19 SECONDS EAST 614.96 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR STORM SEWERS OVER AND ACROSS THAT PART OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF PLUM GROVE ROAD (ALSO KNOWN AS OLD PLUM GROVE ROAD) WITH THE NORTHERLY LINE OF ALGONQUIN ROAD ACCORDING TO DOCUMENT NO. 11195798; THENCE NORTH 66 DEGREES 50 MINUTES 41 SECONDS WEST ALONG SAID NORTHERLY LINE OF ALGONQUIN ROAD 89.04 FEET TO THE MOST WESTERLY CORNER OF PROPERTY CONDEMNED FOR ROAD PURPOSES; ACCORDING TO CASE NO. 71111410; THENCE NORTH 57 DEGREES 00 MINUTES 18 SECONDS EAST ALONG THE NORTHWESTERLY

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LINE OF SAID LAND CONDEMNED FOR ROAD PURPOSES; 38.99 FEET TO A LINE 50.0 FEET, MEASURED AT RIGHT ANGLES, WESTERLY OF AND PARALLEL WITH THE CENTER LINE OF SAID PLUM GROVE ROAD; THENCE NORTH 00 DEGREES 51 MINUTES 17 SECONDS EAST ALONG SAID LAST DESCRIBED PARALLEL LINE, BEING ALSO THE WEST LINE OF LAND CONDEMNED FOR ROAD PURPOSES ACCORDING TO CASE NO. 71L11410, 659.03 FEET; THENCE NORTH 69 DEGREES 32 MINUTES 9 SECONDS WEST, 855.44 FEET TO A POINT FOR A PLACE OF BEGINNING; THENCE CONTINUING NORTH 69 DEGREES 32 MINUTES 09 SECONDS WEST, 10.0 FEET; THENCE NORTH 20 DEGREES 27 MINUTES 51 SECONDS EAST 250.0 FEET; THENCE SOUTH 69 DEGREES 32 MINUTES 09 SECONDS EAST 10.0 FEET; THENCE SOUTH 20 DEGREES 27 MINUTES 51 SECONDS WEST 250.0 FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS, AS CREATED BY RESERVATION IN THE DEED FROM SHELL OIL COMPANY TO FRANK F. STAPE BUILDERS, INC., A CORPORATION OF ILLINOIS, RECORDED JUNE 21, 1979 AS DOCUMENT 25016003, IN COOK COUNTY, ILLINOIS.

### PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR STORM SEWERS OVER AND ACROSS THAT PART OF THE NORTH WEST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF LOT 1 IN SCHAUMBURG ATRIUM CENTER, BEING A SUBDIVISION OF PART OF SECTION 34, AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 26942068; THENCE SOUTH 69 DEGREES 32 MINUTES 09 SECONDS EAST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 1, A DISTANCE OF 200 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 69 DEGREES 32 MINUTES 09 SECONDS EAST, ALONG SAID NORTHEASTERLY LOT LINE, A DISTANCE OF 10 FEET; THENCE NORTH 20 DEGREES 27 MINUTES 51 SECONDS EAST, AT RIGHT ANGLES TO SAID LOT LINE, A DISTANCE OF 76.55 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 10 SECONDS WEST, A DISTANCE OF 137 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 50 SECONDS WEST, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 10 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES 10 SECONDS EAST, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 135.20 FEET TO A POINT ON A LINE DRAWN AT RIGHT ANGLES TO THE NORTHEASTERLY LINE OF LOT 1, AFORESAID, THROUGH THE PLACE OF BEGINNING; THENCE SOUTH 20 DEGREES 27 MINUTES 51 SECONDS WEST, A DISTANCE OF 74.74 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS, AS CREATED BY EASEMENT AGREEMENT DATED JUNE 30, 1984 AND RECORDED AUGUST 23, 1984 AS DOCUMENT NUMBER 27227041 MADE BY AND BETWEEN LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 21, 1980 AND KNOWN AS TRUST NUMBER 102989 AND MOUNT PROSPECT STATE BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 29, 1983 AND KNOWN AS TRUST NUMBER 1336.

10217605  
 02-34-102-053-0000

Schaumburg Atrium Center  
 826-860 Algonquin Road  
 Schaumburg, Illinois 60173

- P.I.N. 02-34-102-053-0000
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