Hearing Date: No hearing scheduled
Location: <<CourtRoomNumber>>
Judge: Calendar, 64

FILED
11/18/2025 9:53 AM
Mariyana T. Spyropoulos
CIRCUIT CLERK
COOK COUNTY, IL
2025CH10558
Calendar, 64
35403994

FILED DATE: 4/23/2025 9:06 AM 2025CH10558

Circuit Court of Cook County, Illinois, County Department
Chancery Division

First Bank of Highland Park, a Division of First Bank Chicago, an Illinois Corporation,

Plaintiff,

vs.

The Fulton Building, LLC, et al.,

Defendant.

Case No.: 2025CH10558

AFFIDAVIT OF SERVICE

I, Melvin Sharpe, being first duly sworn on oath, depose and say the following:

I am over the age of 18, not a party to this action, and an employee of United Processing, Inc., a licensed private detective agency, license number 117-001101.

On November 06, 2025 at 11:10 AM, I served the within Mortgage Foreclosure Summons and Verified Complaint to Foreclose and Other Relief on The Fulton Building, LLC in the following manner:

Corporate Service: By leaving a copy of the Mortgage Foreclosure Summons and Verified Complaint to Foreclose and Other Relief with Robert Acri, the registered agent of The Fulton Building, LLC.

Service was effected at c/o RA - Robert Acri, 2701 W. Fulton St. , Chicago, IL 60612.

Description of person process was left with:

Sex: **Male** - Skin: **Caucasian** - Hair: **Hat** - Approx. Age: **55-60** - Height: **5ft10in** - Weight: **220**

Under penalties as provided by law pursuant to Section 1-109 of the Code of Civil Procedure, 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.

Further the affiant sayeth naught.

Melvin Sharpe
License(s): Agency:117-001101

United Processing, Inc.
770 N. LaSalle Dr. Suite 615
Chicago, IL 60654
(312) 629-0140
Court Date:
File #

853522

Hearing Date: 4/14/2026 9:15 AM
Location: Court Room 2810
Judge: Wright, James A

FILED
10/15/2025 2:54 PM
Mariyana T. Spyropoulos
CIRCUIT CLERK
COOK COUNTY, IL
2025CH10558
Calendar, 64
34904098

FILED DATE: 10/15/2025 2:54 PM 2025CH10558

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

FIRST BANK OF HIGHLAND PARK, a Division of First Bank Chicago, an Illinois Corporation, Plaintiff, v. THE FULTON BUILDING, LLC, an Illinois limited liability company; MICHAEL FEDEROW, an Individual; and UNKNOWN OWNERS AND NON-RECORD CLAIMANTS. Defendants.	)	2025CH10558 No. 25 2701-09 W. Fulton St., Chicago, IL

AFFIDAVIT OF SERVICE BY PUBLICATION

I, James D. Trail, on oath state as follows:

Defendants UNKNOWN OWNERS and NONRECORD CLAIMANTS, upon diligent inquiry, cannot be found and, thus, process cannot be served upon said Defendants.

Under penalties as provided by law pursuant to Section 1-109 of the Code of Civil Procedure, 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 she verily believes the same to be true.

FURTHER AFFIANT SAYETH NOT

By: */s/ James D. Trail*
James D. Trail, Attorney for
FIRST BANK OF HIGHLAND PARK

James D. Trail
Ginsberg Jacobs LLC
300 South Wacker, Suite 2750
Chicago, Illinois 60606
Tel.: 312.660.9611
Firm ID: 45920
jtrail@ginsbergjacobs.com

Hearing Date: No hearing scheduled
Location: <<CourtRoomNumber>>
Judge: Calendar, 64

FILED
11/12/2025 12:00 AM
Mariyana T. Spyropoulos
CIRCUIT CLERK
COOK COUNTY, IL
2025CH10558
Calendar, 64
35314632

CERTIFICATE OF PUBLICATION

Case No. 25 CH 10558

FIRST BANK OF HIGHLAND PARK, a Division of First Bank Chicago, an Illinois Corporation vs THE FULTON BUILDING, LLC, an Illinois limited liability company

LAW BULLETIN MEDIA

does hereby certify that it is the publisher of

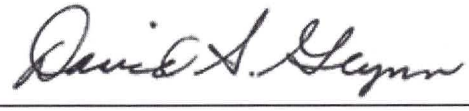
CHICAGO DAILY LAW BULLETIN

that said **CHICAGO DAILY LAW BULLETIN** is a secular newspaper that has been published **DAILY** in the city of Chicago, County of Cook, State of Illinois, continuously for more than one year prior to the first date of publication of the notice, appended, that it is of general circulation throughout said County and state, that it is a newspaper as defined in "An Act to revise the law in relation to notices," as amended, Illinois Compiled Statutes (715 ILCS 5/1 & 5/5), and that the notice appended was published in the said **CHICAGO DAILY LAW BULLETIN** on Oct 27; Nov 3, 10, 2025. The notice was also placed on the statewide public notice website as required by 715 ILCS 5/2.1.

In witness thereof, the undersigned has caused this certificate to be signed and its corporate seal affixed at Chicago, Illinois.

November 10, 2025

LAW BULLETIN MEDIA

By 

L T S 3 2 7 5 3 3 5

LAW BULLETIN MEDIA CORPORATE SEAL ILLINOIS

FILED DATE: 11/12/2025 12:00 AM 2025CH10558

GINSBERG JACOBS LLC,
(45920), Attorneys,
300 South Wacker, Suite 2750,
Chicago, Illinois 60606.

STATE OF ILLINOIS, COUNTY OF COOK, ss. — In the Circuit Court of Cook County, County Department, Chancery Division. FIRST BANK OF HIGHLAND PARK, a Division of First Bank Chicago, an Illinois Corporation, Plaintiff, vs. THE FULTON BUILDING, LLC, an Illinois limited liability company, et al., Defendants. No. 25 CH 10558.

The requisite affidavit for publication having been filed, notice is hereby given you,

UNKNOWN OWNERS AND NON-RECORD CLAIMANTS,

defendants in the above entitled suit, that the said suit has been commenced in the Circuit Court of Cook County, Chancery Division, Room 802, Richard J. Daley Center, 50 W. Washington St., Chicago, IL by the said plaintiff against you and other defendants, praying for the foreclosure of a certain Mortgage conveying the premises described as follows, to-wit:

PARCEL 1: LOTS, 1, 2, 3, AND 4 IN BLOCK 7 IN DAVIS' ADDITION TO CHICAGO, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE NORTH 7.5 FEET OF THE ALLEY LYING SOUTH OF AND ADJOINING LOTS 1, 2, 3, AND 4 IN BLOCK 7 IN DAVIS' ADDITION TO CHICAGO, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 2701-09 W. Fulton St., Chicago, Illinois 60612.

Permanent Index No.: 16-12-408-008-0000.

Mortgagor: First Bank of Highland Park.

Mortgagee: The Fulton Building, LLC.

Recorded in the office of the Recorder of Deeds of Cook County, IL, as Document No. 2031044216.

Present owner of the property is the above mentioned mortgagor.

Notice is also hereby given you that the said Complaint prays for other relief; that summons was duly issued out of said Court against you as provided by law, and that the said suit is now pending.

Now, therefore, unless you, the said above named defendants, file your answer to the Complaint in the said suit or otherwise make your appearance therein, on or before November 26, 2025, default may be entered against you at any time after that day and a Judgment entered in accordance with the prayer of said Complaint. E-filing is now mandatory for documents in civil cases with limited exemptions. To e-file, you must first create an account with an e-filing service provider. Visit http://efile.illinoiscourts.gov/service-providers.htm to learn more and to select

CERTIFICATE OF PUBLICATION

FILED DATE: 1/23/2026 12:00 AM 2025CH10558

need additional help or have trouble e-filing, visit http://www.illinoiscourts.gov/FAQ/gethelp.asp.

Mariyana T. Spyropoulos, Clerk.

This is an attempt to collect a debt pursuant to the Fair Debt Collection Practices Act, and any information obtained will be used for that purpose. LTS3275335

Oct 27; Nov 3, 10, 2025

FILED DATE: 4/23/2026 11:06 AM 2025CH10558

CERTIFICATE OF SERVICE

I, James D. Trail, hereby certify that on April 23, 2026, I caused the attached Mortgage Foreclosure Case Management Form to be electronically filed and served through the Court's filing system as well as via USPS certified mail to:

The Fulton Building, LLC
c/o Robert Acri (Registered Agent)
2701 W. Fulton St
Chicago, IL 60612-2003

and via USPS certified mail and email to:

Michael Federow
2701 W. Fulton St
Chicago, IL 60612-2003
500group@mail.com
Fedco20@mail.com

/s/ James D. Trail

James D. Trail
GINSBERG JACOBS LLC - Firm ID:45920
300 South Wacker Drive
Suite 2750
Chicago, Illinois 60606
312.660.9611
jtrail@ginsbergjacobs.com