

1042 Ashdown Ct, Northbrook, IL 60062

PIN 38511800333456 · Cook County, Illinois · Prepared August 25, 2026 · EXAMPLE — details changed

Title	Active claims	Active balance recorded
Conditionally clear	1	\$1,820,000

Ownership

Ashdown LLC 1042	\$440,000
Absentee owner · Held by an entity	Last recorded sale, Nov 13, 2024
Per the most recent recorded deed.	Assessor owner of record: ASHDOWN LLC 1042
	Owner mailing: 1425 CANTERA RD, BUFFALO GRV, IL, 60089

Ownership chain

Recorded	Instrument	From	To
Nov 13, 2024	Special Warranty Deed	1042 Ashdown NB LLC	Ashdown LLC 1042
Nov 12, 2024	Warranty Deed	RIDGEMONT DEVELOPMENTS LLC – ASHDOWN SERIES	1042 ASHDOWN NB LLC
May 7, 2010	Special Warranty Deed	1042 ASHDOWN NORTHBROOK, LLC	RIDGEMONT DEVELOPMENTS LLC - ASHDOWN SERIES
Apr 9, 2008	Quit Claim Deed	ALAN PRESTOR and MARIA PRESTOR	1042 ASHDOWN NORTHBROOK, LLC
Jun 3, 2005	Warranty Deed	Diane R. Calder	Alan Prestor and Maria Prestor
May 24, 1999	Warranty Deed	Peter J. Marek and Susan M. Marek	Diane R. Calder
—	Quit Claim Deed	Peter J. Marek and Susan M. Marek	
—	GAP – Missing Deed	Northbrook Trust & Savings Bank (Trustee)	Peter J. Marek and Susan M. Marek

Other property held by this owner

This owner is linked to 10 other Cook County parcels. They are held under 9 different owner names, so a search on the name on this deed alone would have found none of them.

Address	Municipality	Registered owner	PIN
10314 S KEYES AVE	CHICAGO	MERIDIAN HOUSING PAR	59618840383456
1618 S HARLAN ST 5A	CHICAGO	R A LINDQVIST	41761850514469
2306 W CANTERA AVE 405	CHICAGO	R LINDQVIST ESQ	45860980484470
4158 W TARNO ST	CHICAGO	TARNO LLC	40599190373456
600 N VELLORE ST 812	CHICAGO	R LINDQVIST	41559120374489
600 N VELLORE ST P139	CHICAGO	R LINDQVIST	41559120374649
6509 S QUARRYMAN AVE	CHICAGO	BELMONT PROP MGMT	54798980193456
651 N BRENNOCK AVE 204	CHICAGO	R LINDQVIST	41549040214451
651 N BRENNOCK AVE P-14	CHICAGO	THOMAS A BREN	41549040214488
7946 S LINDQVIST AVE	CHICAGO	HARLAN TRUST 7946	54828840453456

Showing 10 of 10.

Matched on the owner address of record held by the Cook County Assessor (500 QUARRYMAN BLVD #500, NORTHBROOK, IL, 60062), across all 11 parcels registered to it. This is a county record of where an owner is reachable, not a title search, and it covers Cook County only.

Outstanding today

CAFL 2025-MRTL1 ISSUER, LP	\$1,820,000
Recorded Apr 30, 2025 · doc 5968797153	

1 active claim totalling \$1,820,000 recorded. Your loan would record behind it. The full recording history, in priority order, is below.

Full recording history, in priority order

1985	● Commonwealth Eastern Mortgage Corporation / Commonwealth Mortgage Company of America L.P Released · 11.0% · doc 19750184	\$75,000
1988	● ANCHOR MORTGAGE SERVICES INC. Released · doc 12790305	\$82,700
1993	● ELO MORTGAGE BROKER Released · matures Jul 17, 2008 · doc 27062797	\$70,000
1993	● Glenbrook Credit Union Released · doc 37573821	\$60,000

1999	HomeSide Lending, Inc. Released · doc 23194536	—
2005	BankUnited, FSB Released · 1.2005% · matures Jul 1, 2035 · doc 3962193235	\$522,400
2005	FIRST MAGNUS FINANCIAL CORPORATION Released · 1.000% · matures Dec 1, 2035 · doc 3980729034	—
2025	CAFL 2025-MRTL1 ISSUER, LP Active · doc 5968797153	\$1,820,000
2026	Your loan would record here as of Aug 25, 2026 Position behind every active claim shown above.	

Scope. The recorder returned 31 documents for this parcel; 29 were read in full. The 2 not opened were 1 record of payment, 1 correction. (2 are document types that cannot affect lien position.) Every mortgage, deed, release, lien, judgment and foreclosure on record was examined in full.

What to look at

MEDIUM	Missing Vesting Deed Into Marek – Chain Gap circa 1985 Doc 19695612 is a Trustee's Deed recorded 1985-08-08 granting to Northbrook Trust & Savings Bank, but no deed conveying title from the bank (or its trust) into Peter J. Marek and Susan M. Marek is present in the document set. Marek ownership is evidenced by subsequent mortgages (1988, 1993) and the 1999 sale to Calder, but the actual vesting deed into the Mareks has not been produced. A full copy of the Trustee's Deed and the deed out to Marek should be obtained and examined.
MEDIUM	Quit Claim Deed Doc 21836352 – Grantee Unknown The Quit Claim Deed recorded 1997-05-29 (Doc 21836352), signed by Peter J. Marek and Susan M. Marek, has no identified grantee in the document data provided. If this deed conveyed title to a third party other than Theresa Calder, it could introduce an unresolved break in the chain between 1997 and 1999. The actual recorded instrument should be reviewed to confirm the grantee and purpose of this conveyance.
MEDIUM	Release of First Magnus Mortgage Not Confirmed by Separate Release Document Doc 4476026040 (Release recorded 2010-07-22) is identified as a Release of Mortgage or Trust Deed executed by A. Reyes (Assistant Secretary of MERS) releasing a lien against Alan Prestor and Maria Prestor in favor of Mortgage Electronic Registration Systems, Inc. This is the most likely release of the First Magnus mortgage (Doc 3980729034, recorded 2005-12-06, in favor of MERS as nominee). However, no explicit cross-reference to Doc 3980729034 is confirmed in the provided data, and no release is shown for the BankUnited mortgage (Doc 3962193235). Both the First Magnus and BankUnited loans were adjustable-rate negative-amortization products maturing 2035. Confirmation that both are fully released of record should be obtained before final title clearance.

MEDIUM	Back-to-Back Same-Day Conveyances – Possible Straw Transaction Ridgemont Developments LLC – Ashdown Series conveyed to 1042 Ashdown NB LLC on 2024-11-12 (Doc 5889909035), and 1042 Ashdown NB LLC immediately conveyed to Ashdown LLC 1042 on 2024-11-13 (Doc 5889609073) for nominal \$10 consideration. This rapid pass-through raises questions about the business purpose of the intermediate entity (1042 Ashdown NB LLC) and whether there are any undisclosed encumbrances or agreements between these related parties. The special warranty deed in the second transfer limits grantor warranties, increasing buyer/lender risk.
MEDIUM	Mortgage Assignment Chain – Gap Between CoreVest and Redwood Maple The mortgage (Doc 5968797153) was originated by CoreVest American Finance Lender LLC. Doc 5964603164 (recorded 2025-07-08) shows an assignment from Ashdown LLC 1042 to CoreVest Purchaser 2, LLC — the grantor field naming the borrower rather than the lender is atypical and may indicate a data extraction anomaly; the true assignor is likely CoreVest American Finance Lender LLC. Doc 5964603165 assigns from CoreVest Purchaser 2, LLC to Redwood Maple Bridge Finance Trust. Docs 5979810053 and 5979810054 then assign from an unnamed assignor to Redwood Maple Mortgage Fund, LP and then to CAFL 2025-MRTL1 ISSUER, LP. The unnamed assignor in Doc 5979810053 creates a technical gap in the assignment chain. The relationship between Redwood Maple Bridge Finance Trust (Doc 2524) and the unnamed assignor in Doc 5979810053 should be confirmed.

Permits

Issued	Status	Work	Value	Issued by
Jul 22, 2025	CLOSED	SFR NEW CONSTRUCTION	\$800,000	VILLAGE OF NORTHBROOK

Property taxes

Annual tax bill No fully billed year on record The county has not yet issued both installments for any year it shows. Use the prior year from the table.	Tax year	Billed	Still owed
	2025	—	—
	2024	—	—
Amount still owed None Nothing outstanding on any tax year the Treasurer shows, as of Aug 25, 2026.	2023	—	—
Tax sale status No, for the year checked This property was not offered at the Annual Tax Sale for Tax Year 2022.	* First installment only. The second installment has not been issued for that year.		
Bill after this sale No change from exemptions No exemption is applied to this bill, so there is nothing for a buyer to lose. A future reassessment can still move it.			
Bill mailed to			

ASHDOWN LLC 1042

The name the Treasurer mails the bill to. It is often the prior owner or a lender escrow, not the owner of record.

The Treasurer's tax-sale check answers for tax year 2022 only. Unpaid taxes from earlier years are held by the Cook County Clerk and are not shown here.

Assessment

Assessed value	Year	Assessed	Land	Building
\$16,000	2025	\$16,000	\$16,000	\$0
Implies roughly \$160,000 market value. Cook County assesses class 209 at 10% of market value.	2024	\$19,000	\$19,000	\$0
Change from prior year	2023	\$19,000	\$19,000	\$0
\$19,000 in 2024	2022	\$19,000	\$19,000	\$0
Down 15.8% (\$3,000)	2021	\$19,000	\$19,000	\$0
Land / building split	2020	\$19,000	\$19,000	\$0
\$16,000 land, \$0 building				

Property tax exemptions

On record	Year	Exemptions applied
None	2026	—
No exemption is applied to this parcel in any of the years shown. That is normal for a rental, a second home, or an entity-owned property.	2025	—
	2024	—
	2023	—
	2022	—

Site and taxing districts

Flood	Tax code
Flood zone X, outside the high risk area	25076
No federal flood insurance requirement. Source: FEMA National Flood Hazard Layer, map panel 17031C.	Districts levying on this parcel
	VILLAGE OF NORTHBROOK, SCHOOL DISTRICT 27, NORTHFIELD TOWNSHIP HIGH SCHOOL 225, NORTHBROOK PARK DISTRICT, VILLAGE OF NORTHBROOK LIBRARY FUND

Property reference

Zoning	Projected tax after sale
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R3

Single Family Residential Districts

Property class

209

Land

20,000 sq ft

Building

5,272 sq ft

Year built

2026

Beds / baths

5 / 5 full, 1 half

Not available

Needs local rate + equalization factor. Compute by hand for the samples.

Sources and dates

Field	Source	Retrieved
Zoning	Cook zoning source	Aug 25, 2026
Parcel & characteristics	Cook County Assessor	Aug 25, 2026
Assessed value	Cook County Assessor, latest certified year	Aug 25, 2026
Sales history	Cook County Assessor	Aug 25, 2026
Transfer declarations	Illinois PTAX-203 (MyDec)	Aug 25, 2026
Recorded documents	Cook County Clerk, Recorder division — 29 instruments reviewed	Aug 25, 2026
Flood zone	FEMA National Flood Hazard Layer, queried by coordinate — map panel 17031C	Aug 25, 2026
Taxing districts	Cook County Assessor, Parcel Universe (pabr-t5kh)	Aug 25, 2026
Permits	Cook County Assessor, Permits (6yjf-dfxs) — 1 on file	Aug 25, 2026
Assessment history	Cook County Assessor, Assessed Values (uzyt-m557) — 7 years	Aug 25, 2026
Owner's other property	Cook County Assessor, Parcel Addresses (3723-97qp) — 11 parcels on the owner address, tax year 2026	Aug 25, 2026

Field	Source	Retrieved
Tax exemptions	Cook County Assessor, property detail (exemption history and status)	Aug 25, 2026
Property tax bill and payment status	Cook County Treasurer, property tax overview — 3 tax years on file	Aug 25, 2026
Tax sale status	Cook County Treasurer, sold property tax search — answers for tax year 2022 only	Aug 25, 2026

Information only, compiled from public records. This is not a title commitment, title insurance, a tax determination, or a certified appraisal. Verify all figures before relying on them in a lending decision.