

LIS PENDENS/  
NOTICE OF FORECLOSURE

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Doc#: 0805626303 Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/25/2008 04:07 PM Pg: 1 of 2

RETURN TO:  
E.L. Johnson Investigations  
53 W. Jackson Ave Ste. 915  
Chicago, IL 60602

PA0803005

STATE OF ILLINOIS

ATTY NO. 91220

COUNTY OF COOK

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

AURORA LOAN SERVICES, LLC

PLAINTIFF

VS

CESAR J. FABIAN; MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC., AS NOMINEE  
FOR AMERICAN BROKERS CONDUIT OR ITS  
SUCCESSORS OR ASSIGNS; BALMORAL COURTS  
CONDOMINIUMS IV ASSOCIATION; UNKNOWN  
HEIRS AND LEGATEES OF CESAR J. FABIAN,  
IF ANY; UNKNOWN OWNERS AND NON RECORD  
CLAIMANTS ;

DEFENDANTS

18CH06900

NOTICE OF FORECLOSURE

I, the undersigned, do hereby certify that the above entitled cause was  
filed in the above Court on the \_\_\_\_\_ day of \_\_\_\_\_, for  
Foreclosure of a Mortgage and that the property affected by said cause is  
described as follows:

PARCEL 1: UNIT 2409-3G IN THE BALMORAL COURTS CONDOMINIUMS  
IV AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL  
ESTATE: PART "B" THAT PART OF LOT 4 (EXCEPT THAT PART  
FALLING IN WESTERN AVENUE AS WIDENED) THE NORTH 66 FEET OF  
LOT 5 (EXCEPT THAT PART FALLING IN WESTERN AVENUE AS  
WIDENED) ALSO A STRIP OF LAND 16 1/2 FEET IN WIDTH LYING  
WEST OF AND ADJOINING SAID LOT 4 AND THE SAID NORTH 66 FEET  
OF LOT 5 AND LYING BETWEEN THE NORTH LINE OF SAID LOT 4  
EXTENDED WEST AND THE SOUTH LINE OF THE SAID NORTH 66 FEET  
OF LOT 5 EXTENDED WEST, ALL IN ASSESSOR'S DIVISION OF THE  
SOUTH EAST QUARTER OF THE NORTH EAST QUARTER OF THE NORTH  
EAST QUARTER AND THE NORTH EAST QUARTER OF THE SOUTH EAST  
QUARTER OF THE NORTH EAST QUARTER OF SECTION 12. TOWNSHIP 40  
NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN  
AS A TRACT LYING WEST OF A LINE DRAWN AT RIGHT ANGLES FROM A  
POINT IN THE NORTH LINE OF SAID TRACT, SAID POINT BEING  
118.0 FEET WEST OF THE NORTHEAST CORNER THEREOF, TO A POINT

FEB 22 2008

DOROTHY BROWN  
CLERK OF COURT

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IN THE SOUTH LINE OF SAID TRACT, SAID POINT BEING 121.99 FEET WEST OF THE SOUTH EAST CORNER THEREOF AND LYING SOUTH OF A LINE 88.73 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF SAID TRACT (EXCEPT THE WEST 18.0 FEET OF THE SOUTH 84.74 FEET THEREOF AS MEASURED ALONG SOUTH AND WEST LINES OF SAID TRACT), IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0708915042, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE P7 AND STORAGE SPACE 20, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0708915042. ALL SITUATED IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2409 WEST BALMORAL AVENUE, UNIT 3G  
CHICAGO, IL 60625

The subject mortgage has been recorded/registered as document number: #0719141143 .

SIGNATURE:  Attorney of Record  
PIERCE & ASSOCIATES

TAX NO. 13-12-226-004-0000

DOCUMENT PREPARED BY:  
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A STEWART CHAPMAN  
ARDC #6255733

Property of Cook County Clerk's Office