

# UNOFFICIAL COPY



Doc#: 0815440022 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/02/2008 09:43 AM Pg: 1 of 5

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Cook County #21762

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

CitiMortgage, Inc. successor by merger to ABN AMRO  
Mortgage Group, Inc.

PLAINTIFF

Vs.

Erwin E. Morales; Jose A. Panganiban; Menibeth M.  
Panganiban; Museum Park Lofts Condominium  
Association; Unknown Owners and Nonrecord Claimants  
DEFENDANTS

8 CH 19285

## LIS PENDENS AND NOTICE OF FORECLOSURE

I, the undersigned, do hereby certify that the above-entitled cause was filed in the above Court on the \_\_\_\_\_ day of **MAY 28 2008**, 20\_\_, for Foreclosure and is now pending in said Court and that the property affected by said cause is described as follows:

- (i) The names of all Plaintiffs, Defendants and case number are set forth above.
- (ii) The court in which the action was brought is set forth above.
- (iii) The names of the title-holders of record are as follows:  
Erwin E. Morales  
Jose A. Panganiban
- (iv) The legal description is:

PARCEL 1:

UNIT 815 IN MUSEUM PARK LOFTS, AS DELINEATED ON THE SURVEY OF THE  
FOLLOWING DESCRIBED REAL ESTATE:

**EXCEL**

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THAT PART OF CERTAIN LOTS, BLOCKS, STREETS AND ALLEYS AND PART OF THE LANDS OF THE ILLINOIS CENTRAL RAILROAD COMPANY ALL IN THE NORTHWEST FRACTIONAL 114 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID TRACT BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECT OF THE EAST LINE OF SOUTH MICHIGAN AVENUE WITH THE SOUTH LINE OF ROOSEVELT ROAD AS DEDICATED PER DOCUMENT NUMBER 93954909; THENCE NORTH 89 DEGREES 55 MINUTES 25 SECONDS EAST ALONG SAID SOUTH LINE 324.58 FEET TO THE WEST LINE OF SOUTH INDIANA AVENUE AS DEDICATED PER DOCUMENT NUMBER 93954909; THENCE SOUTH 00 DEGREES 01 MINUTES 19 SECONDS WEST ALONG THE WEST LINE OF SOUTH INDIANA AVENUE, AFORESAID, 578.78 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ALSO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF EAST 13TH STREET; THENCE SOUTH 89 DEGREES 58 MINUTES 42 SECONDS WEST ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF EAST 13TH STREET. AFORESAID 177.42 FEET TO THE EAST LINE OF AN 18 FOOT PUBLIC ALLEY; THENCE SOUTH 00 DEGREES 03 MINUTES 35 SECONDS WEST, ALONG THE EAST LINE OF AN 18 FOOT PUBLIC ALLEY, AFORESAID, 134.00 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 42 SECONDS EAST 177.51 FEET TO THE WEST LINE OF SOUTH INDIANA AVENUE; THENCE NORTH 00 DEGREES 00 MINUTES 19 SECONDS EAST ALONG THE WEST LINE OF SOUTH INDIANA AVENUE, 134.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILL. WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM MADE BY 13TH STREET LOFTS. LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0402718082, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL FOR CONSTRUCTION, MAINTENANCE AND REPAIR OF BALCONIES AS SET FORTH IN THE GRANT OF EASEMENT RECORDED SEPTEMBER 17, 2001 AS DOCUMENT 0010860394.

**PARCEL 3;**

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT 0402718082.

**PARCEL 4:**

UNIT GU-187 IN THE TOWER I RESIDENCES CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOT I IN CONOR'S SUBDIVISION, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH. RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED

AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 01 MINUTES 19 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 1, SAID WEST LINE BEING THE EAST LINE OF SOUTH INDIANA AVENUE PER DOCUMENT 93954909, 133.49 FEET; THENCE SOUTH 69 DEGREES 58 MINUTES 41 SECONDS EAST, A DISTANCE OF 85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST, A DISTANCE OF 131.44 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST. A DISTANCE OF 217.49 FEET; THENCE NORTH 89 DEGREES 58 SECONDS 41 SECONDS

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WEST, A DISTANCE OF 131.52 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST, A DISTANCE OF 217.49 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0020457530, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PARCEL 5:**

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 4 FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LAND: THAT PART OF LOTS 1, 2, 3, AND 4, TAKEN AS A TRACT, IN CONOR'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 34, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

**EASEMENT PARCEL A:**

THE NORTH 50.0 FEET OF LOT 1 IN CONOR'S SUBDIVISION, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**EASEMENT PARCEL B:**

THAT PART OF LOTS 1, 2, 3, AND 4 IN CONOR'S SUBDIVISION, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 01 MINUTES 19 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 50.0 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 42 SECONDS EAST, A DISTANCE OF 217.22 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 58 MINUTES 42 SECONDS EAST, A DISTANCE OF 47.0 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 166.35 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 118.63 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 50.12 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 18.46 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 65.30 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 18.48 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 264.32 FEET TO A POINT IN THE SOUTH LINE OF SAID LOTS 2 AND 3 SAID SOUTH LINE BEING THE NORTH LINE OF EAST 14TH STREET EXTENSION PER DOCUMENT NO. 96189122; THENCE NORTH 89 DEGREES 58 MINUTES 41 SECONDS WEST ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 46.0 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 211.03 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 52.0 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 51.01 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 41 SECONDS WEST, A DISTANCE OF 5.0 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 60.86 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 41 SECONDS WEST, A DISTANCE OF 213.40 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 19 SECONDS WEST, A DISTANCE OF 12.0 FEET; THENCE NORTH 69 DEGREES 58 MINUTES 41 SECONDS WEST, A DISTANCE OF 23.33 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST, A DISTANCE OF 23.33 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST, A DISTANCE OF 8.0 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST, A DISTANCE OF 261.42 FEET; THENCE

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NORTH 89 DEGREES 58 MINUTES 41 SECONDS WEST, A DISTANCE OF 8.0 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST, A DISTANCE OF 23.33 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST, A DISTANCE OF 23.33 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 19 SECONDS WEST, A DISTANCE OF 12.0 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST, A DISTANCE OF 150.66 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 51.36 FEET TO THE POINT OF BEGINNING, (EXCEPTING THEREFROM THE FOLLOWING DESCRIBED 2 PARCELS OF LAND:

**EXCEPTION PARCEL 1:**

BEGINNING AT A POINT 90.16 FEET NORTH AND 85.82 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST, A DISTANCE OF 217.49 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 41 SECONDS EAST, A DISTANCE OF 131.44 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 217.49 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 41 SECONDS WEST, A DISTANCE OF 131.52 FEET TO THE POINT OF BEGINNING.

**EXCEPTION PARCEL 2:**

BEGINNING AT A POINT 85.39 FEET NORTH AND 227.34 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 74.58 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 108.63 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 74.58 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 108.63 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

**EASEMENT PARCEL C:**

THE SOUTH 5.0 FEET OF THE WEST 280.0 FEET OF LOT 1 IN CONOR'S SUBDIVISION, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SAID EASEMENTS CREATED BY GRANT OF ACCESS EASEMENT MADE BY MUSEUM PARK EAST. L.L.C. RECORDED APRIL 22, 2002 AS DOCUMENT 0020457528.

**TAX PARCEL NUMBER:** 17-22-105-039-1060 (Underlying PINs 17-22-105-030 and 17-22-110-031)

(v) The common address or location of the property is:

125 E. 13th Street Unit #815  
Chicago, IL 60605

(vi) Identification of the mortgage sought to be foreclosed:

## a) Mortgagors:

Erwin E. Morales  
Jose A. Panganiban

## b) Mortgagee:

ABN AMRO Mortgage Group, Inc.

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c) Date of mortgage: 5/5/2004

d) Date and place of recording:

5/25/2004

Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 0414641081

SIGNATURE: \_\_\_\_\_

Attorney of Record

Jeffrey Dovitz  
ARDC #6288119

**THIS DOCUMENT WAS PREPARED BY:**

**MAIL TO: BOX 70**

MAIL TO: CODILIS & ASSOCIATES, P.C.

Attorneys for Plaintiff

15W030 North Frontage Road, Suite 100

Burr Ridge, IL 60527

(630) 794-5300

14-08-13725

**NOTE: Pursuant to the Fair Debt Collection Practices Act you are advised that this law firm is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose.**

Office of Cook County Clerk's Office