

# UNOFFICIAL COPY

LIS PENDENS/  
NOTICE OF FORECLOSURE



Doc#: 0829033135 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/16/2008 01:20 PM Pg: 1 of 4

RETURN TO:  
Excel Innovations  
19150 South 88th Ave.  
Mokena, IL 60448

PA0823981

STATE OF ILLINOIS

ATTY NO. 91220

COUNTY OF COOK

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

WACHOVIA MORTGAGE, FSB. F/K/A WORLD )  
SAVINGS BANK )

PLAINTIFF ) NO.

VS

) JUDGE

VASANT KUMAR MADDELA; 2753 57 BALMORAL )  
CONDOMINIUM ASSOCIATION; WACHOVIA )  
MORTGAGE, FSB. F/K/A WORLD SAVINGS )  
BANK, FSB.; UNKNOWN HEIRS AND LEGATEES )  
OF VASANT KUMAR MADDELA, IF ANY; )  
UNKNOWN OWNERS AND NON RECORD CLAIMANTS )

DEFENDANTS )

**08CH38393**

## 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:

UNIT 1W TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 2753-57 BALMORAL CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 23147184, IN THE SOUTH 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2753 WEST BALMORAL AVENUE #1W  
CHICAGO, IL 60625

The subject mortgage has been recorded/registered as document number: #0523605304 .

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SIGNATURE: *Sybil Marana* Attorney of Record

PIERCE & ASSOCIATES

1300 Dearborn

TAX NO. 13-12-219-062-1002

ARDC 6293605

DOCUMENT PREPARED BY:

Pierce and Associates

1 North Dearborn, Suite 1300

Chicago, IL 60602

(312) 346-9088

Property of Cook County Clerk's Office

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STATE OF ILLINOIS

ATTY NO. 91220

COUNTY OF COOK

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

|                                         |         |
|-----------------------------------------|---------|
| WACHOVIA MORTGAGE, FSB. F/K/A WORLD     | )       |
| SAVINGS BANK                            | )       |
|                                         | )       |
| PLAINTIFF                               | ) NO.   |
|                                         | )       |
| VS                                      | ) JUDGE |
|                                         | )       |
| VASANT KUMAR MADDELA; 2753 57 BALMORAL  | )       |
| CONDOMINIUM ASSOCIATION; WACHOVIA       | )       |
| MORTGAGE, FSB. F/K/A WORLD SAVINGS      | )       |
| BANK, FSB.; UNKNOWN HEIRS AND LEGATEES  | )       |
| OF VASANT KUMAR MADDELA, IF ANY;        | )       |
| UNKNOWN OWNERS AND NON RECORD CLAIMANTS | )       |
| ;                                       | )       |
|                                         | )       |
| DEFENDANTS                              | )       |

**COMPLIANCE WITH PREDATORY LENDING DATABASE SECTION OF  
RESIDENTIAL REAL PROPERTY DISCLOSURE ACT**

To: Illinois Department of Financial and Professional Regulation  
122 S. Michigan Ave., 19th Floor  
Chicago, Illinois 60603

**CERTIFICATE OF SERVICE**

I, \_\_\_\_\_, certify that I prepared this notice on \_\_\_\_\_ and filed a copy of the lis pendens notice with the above entitled addressee at the above entitled address via hand delivery.

(X) Under penalties as provided by law pursuant to 735 ILCS 5/1-109, I certify that the statements set forth herein are true and correct.

\_\_\_\_\_  
SIGNATURE

Pierce & Associates, P.C.  
1 N. Dearborn, Suite 1300  
Chicago, IL 60602  
312-346-9088  
Atty. No. 91220  
PA 0823981

# UNOFFICIAL COPY

STATE OF ILLINOIS

ATTY NO. 91220

COUNTY OF COOK

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

|                                                                                                                                                                                                                             |         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| WACHOVIA MORTGAGE, FSB. F/K/A WORLD SAVINGS BANK                                                                                                                                                                            | )       |
|                                                                                                                                                                                                                             | )       |
|                                                                                                                                                                                                                             | )       |
| PLAINTIFF                                                                                                                                                                                                                   | ) NO.   |
|                                                                                                                                                                                                                             | )       |
| VS                                                                                                                                                                                                                          | ) JUDGE |
|                                                                                                                                                                                                                             | )       |
| VASANT KUMAR MADDELA; 2753 57 BALMORAL CONDOMINIUM ASSOCIATION; WACHOVIA MORTGAGE, FSB. F/K/A WORLD SAVINGS BANK, FSB.; UNKNOWN HEIRS AND LEGATEES OF VASANT KUMAR MADDELA, IF ANY; UNKNOWN OWNERS AND NON RECORD CLAIMANTS | )       |
| ;                                                                                                                                                                                                                           | )       |
|                                                                                                                                                                                                                             | )       |
| DEFENDANTS                                                                                                                                                                                                                  | )       |

**COMPLIANCE WITH PREDATORY LENDING DATABASE SECTION OF RESIDENTIAL REAL PROPERTY DISCLOSURE ACT**

To: Illinois Department of Financial and Professional Regulation  
122 S. Michigan Ave., 19th Floor  
Chicago, Illinois 60603

**CERTIFICATION**

I, Justin Ramana attorney, certify that I prepared this notice on 10/10/08 to be filed along with a copy of the lis pendens notice with the above entitled address.

(X) Under penalties as provided by law pursuant to 735 ILCS 5/1-109, I certify that the statements set forth herein are true and correct.

Justin Ramana  
SIGNATURE

Pierce & Associates, P.C.  
1 N. Dearborn, Suite 1300  
Chicago, IL 60602  
312-346-9088  
Atty. No. 91220  
PA 0823981