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Doc#: 0830235007 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 10/28/2008 09:14 AM Pg: 1 of 4

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**Above space for Recorder's Use Only**

Cook County #21762

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

Citibank, N.A. as Trustee for the Certificateholders of  
Structured Asset Mortgage Investments II Inc., Bear  
Stearns ALT-A Trust, Mortgage Pass Through  
Certificates Series 2007-3

PLAINTIFF

**08CH39601**

No.

Vs.

Sara Estifanos; Bear Stearns Residential Mortgage  
Corporation; Dynasty Sales Consulting, Inc.; Unknown  
Owners and Nonrecord Claimants

DEFENDANTS

**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 OCT 22 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:  
Sara Estifanos
- (iv) The legal description is:

**EXCEL**

LOT 4 IN J. E. GRASSIE'S RESUBDIVISION OF LOTS 8 TO 20 INCLUSIVE, AND 33 TO 48 INCLUSIVE, IN BLOCK 42 IN HILL'S ADDITION TO SOUTH CHICAGO, BEING A

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SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**TAX PARCEL NUMBER:** 21-31-309-004

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

8409 S. Phillips Avenue  
Chicago, IL 60617

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

a) Mortgagors:

Sara Estifanos

b) Mortgagee:

Mortgage Electronic Registration Systems, Inc. as Nominee for Bear Stearns Residential Mortgage Corporation

c) Date of mortgage: 3/14/2007

d) Date and place of recording:

3/27/2007

Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 0708633172

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

Attorney of Record

**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  
14-08-27448

**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.

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

Citibank, N.A. as Trustee for the  
Certificateholders of Structured Asset  
Mortgage Investments II Inc., Bear Stearns  
ALT-A Trust, Mortgage Pass-Through  
Certificates Series 2007-3

PLAINTIFF

v.

Sara Estifanos; et. al.

DEFENDANT

Case No.

**08CH39601**

NOTICE OF FILING PURSUANT TO  
PREDATORY LENDING

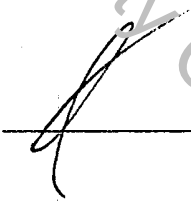
DATABASE ACT

TO: Illinois Department of Financial and Professional Regulation  
Division of Banking  
122 S. Michigan Avenue, 19<sup>th</sup> Floor, Chicago, IL 60603  
**Attn: Anti Predatory Lending Database (APLD)**

**PLEASE TAKE NOTICE** that on 10/20/2008, we have caused the attached Lis Pendens to be sent for recording with the Cook County Recorder, Illinois.

Codilis & Associates, P.C.

By: \_\_\_\_\_



Codilis & Associates, P.C.  
Attorneys for Plaintiff  
15W030 North Frontage Road, Suite 100  
Burr Ridge, IL 60527  
Attorney Number: #21762  
Cook #21762

**14-08-27448**

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PROOF OF SERVICE

I, the undersigned, a non-attorney, certify that a copy of this notice was served by hand delivery to the above-entitled address on \_\_\_\_\_.

By: \_\_\_\_\_

Codilis & Associates, P.C.  
Attorneys for Plaintiff  
15W030 North Frontage Road, Suite 100  
Burr Ridge, IL 60527  
Attorney Number: #21762  
Cook #21762

**14-08-27448**

Property of Cook County Clerk's Office

**EXCEL**