

# UNOFFICIAL COPY

## LIS PENDENS NOTICE



0900540127

STATE OF ILLINOIS  
COOK COUNTY

Doc#: 0900540127 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/05/2009 03:35 PM Pg: 1 of 4

IN THE CIRCUIT COURT  
OF COOK COUNTY

COOK COUNTY, ILLINOIS

Type or Print Complete Information

[Reserved for Recorder's Use Only]

W08120101  
U.S. Bank National Association, As  
Trustee For The Holder Of Bear Stearns  
Asset Backed Securities I Trust 2006-IM1

Plaintiff,

vs.

Zedrick Wiggins;  
Denise Wiggins;  
HSBC Mortgage Services;  
Mortgage Electronic  
Registration Systems, Inc.;  
Unknown Owners and  
Non-Record Claimants

Defendants.

CASE NO.

**08CH48040**

### LIS PENDENS

I, the undersigned, hereby certify that the above entitled cause for foreclosure was filed on the \_\_\_\_\_ day of NEP 26 2008, 20\_\_\_\_ and is now pending in said court and that the property affected by said cause is described as follows: SEE ATTACHED LEGAL DESCRIPTION

P.I.N. 15-29-113-002-0000

- (i) The names of all plaintiffs, defendants and the 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: Zedrick Wiggins and Denise Wiggins
- (iv) The legal description is set forth above.
- (v) The common address or location of the property is: 2406 West Martindale Road, Westchester, IL 60154

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- (vi) Identification of the mortgage sought to be foreclosed
- a) Mortgagors: Zedrick Wiggins; Denise Wiggins
  - b) Mortgagee: U.S. Bank National Association, As Trustee For The Holder Of Bear Stearns Asset Backed Securities I Trust 2006-IM1
  - c) Date of mortgage: November 22, 2005
  - d) Date and place of recording:  
December 6, 2005 in the office of the Recorder of Deeds or Registrar of Titles
  - e) Document number: 0534046136

**Recording document identification:**

The undersigned further certifies pursuant to 735 ILCS 5/15-1218:

- (a) The name and address of the party plaintiff making said claim and asserting said mortgage is: U.S. Bank National Association, As Trustee For The Holder Of Bear Stearns Asset Backed Securities I Trust 2006-IM1
- (b) Said plaintiff claims a mortgage lien upon said real estate: 2406 West Martindale Road, Westchester, IL 60154
- (c) The nature of said claim is the mortgage and foreclosure action described above.
- (d) The names of the persons against whom said claim is made are:  
Zedrick Wiggins; Denise Wiggins; HSBC Mortgage Services; Mortgage Electronic Registration Systems, Inc.;
- (e) The legal description of said real estate appears above.
- (f) The name and address of the person executing this notice appears below.
- (g) The name and address of the person who prepared this notice appears below.

  
\_\_\_\_\_  
One of its attorneys

**Prepared by:**

FREEDMAN, ANSELMO, LINDBERG & RAPPE, LLC  
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Clay R. Mosberg- 1972316, Vincent A. Chavarria- 6291469

**Return To:**

Excel Innovations, Inc.  
19150 S. 88th Ave.  
Mokena, IL 60448

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LEGAL DESCRIPTION:

LOT 2 IN BLOCK 11 IN UNIT NO. 4 IN MARTINDALE ESTATES, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 30, 1957 AS DOCUMENT NUMBER 16999616, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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## CERTIFICATE OF SERVICE OF LIS PENDENS ON THE ILLINOIS DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATION

I hereby certify that a copy of the attached Lis Pendens was mailed to/delivered to the Illinois Department of Financial and professional Regulation, at 122 W. Michigan Ave., Suite 1900, Chicago, IL 60603 on

12/29/08

A large, stylized handwritten signature in black ink, written over a horizontal line.

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