

# UNOFFICIAL COPY



Doc#: 0900535098 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/05/2009 12:31 PM Pg: 1 of 3

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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

Taylor, Bean & Whitaker Mortgage Corp.  
PLAINTIFF

Vs.

Ryan J. Hardy a/k/a Ryan Hardy; Citibank, N.A. a/k/a  
Citibank Federal Savings Bank; 1001 Madison  
Condominium Association; Unknown Owners and  
Nonrecord Claimants

DEFENDANTS

No. 08 CH

08 CH 47 640

**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 22 day of DECEMBER, 2008, 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:  
Ryan J. Hardy a/k/a Ryan Hardy
- (iv) The legal description is:

**PARCEL 1:**

UNIT 715 AND P-15 IN THE 1001 MADISON CONDOMINIUM AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING PARCEL OF REAL ESTATE: LOTS 1, 2, 3, 4, 5, 6, 7, 8, AND 9 (EXCEPT THAT SPACE BELOW A CERTAIN HORIZONTAL PLACE LYING ABOVE 61.63 FEET ABOVE CITY OF CHICAGO DATUM) IN EDWARD K. ROGER'S

**EXCEL**

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SUBDIVISION OF BLOCK 1 OF CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF BLOCK 5 OF DUNCAN'S ADDITION TO CHICAGO BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17 AFORESAID IN COOK COUNTY, ILLINOIS, AS DESCRIBED IN, AND WHICH SURVEY IS ATTACHED TO THE FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE 1001 MADISON CONDOMINIUM ASSOCIATION, RECORDED ON OCTOBER 31, 2002 AS DOCUMENT NUMBER 0021203593, SAID AMENDMENT RECORDED JANUARY 24, 2003 AS DOCUMENT 0030112764 AND AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:  
EXCLUSIVE RIGHT TO THE STORAGE SPACE S-90 A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0021203593.

**TAX PARCEL NUMBER.** 17-17-203-030-1190  
17-17-203-030-1060

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

1001 W. Madison Street Unit #715  
Chicago, IL 60607

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

a) Mortgagors:

Ryan J. Hardy a/k/a Ryan Hardy

b) Mortgagee:

Mortgage Electronic Registration Systems, Inc. as Nominee for Taylor, Bean & Whitaker Mortgage Corp.

c) Date of mortgage: 3/17/2006

d) Date and place of recording:

3/29/2006

Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 0608810088

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 14-08-33994

**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.**

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

Taylor, Bean & Whitaker Mortgage Corp.  
 PLAINTIFF

v.

Ryan J. Hardy a/k/a Ryan Hardy; et. al.  
 DEFENDANT

Case No.

**08CH47640**

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 12/22/2008, 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  
**14-08-33994**

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.

**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: \_\_\_\_\_

**EXCEL**