

# UNOFFICIAL COPY

LIS PENDENS/  
NOTICE OF FORECLOSURE



Doc#: 0903735036 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/06/2009 09:46 AM Pg: 1 of 4

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

PA0903256

STATE OF ILLINOIS

ATTY NO. 91220

COUNTY OF COOK

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

INDYMAC FEDERAL BANK FSB )

PLAINTIFF )

VS )

RACHEL GIDDENS A/K/A RACHEL D. GIDDENS;  
RODD E. GIDDENS; MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC., AS NOMINEE  
FOR INDYMAC BANK, FSB; MUSEUM PARK  
PLACE CONDOMINIUM ASSOCIATION; UNKNOWN  
OWNERS AND NON RECORD CLAIMANTS ;

DEFENDANTS )

09CH 4796

09CH 4796

### NOTICE OF FORECLOSURE

I, the undersigned, do hereby certify that the above entitled cause was filed in the above Court on the            day of FEB 04 2009, for Foreclosure of a Mortgage and that the property affected by said cause is described as follows:

SEE ATTACHED EXHIBIT "C"

COMMONLY KNOWN AS: 1841 SOUTH CALUMET AVENUE UNIT 2002  
CHICAGO, IL 60616

The subject mortgage has been recorded/registered as document number: #0700541103 .

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

LYDIA SIU  
ARDC # 628800 Attorney of Record

PIERCE & ASSOCIATES

TAX NO. 17-22-310-015-1156

DOCUMENT PREPARED BY:  
Pierce and Associates  
1 North Dearborn, Suite 1300  
Chicago, IL 60602

312)346-9088

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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

INDYMAC FEDERAL BANK FSB	)
	)
PLAINTIFF	) NO.
	)
VS	) JUDGE
	)
RACHEL GIDDENS A/K/A RACHEL D. GIDDENS;	)
RODD E. GIDDENS; MORTGAGE ELECTRONIC	)
REGISTRATION SYSTEMS, INC., AS NOMINEE	)
FOR INDYMAC BANK, FSB; MUSEUM PARK	)
PLACE CONDOMINIUM ASSOCIATION; 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  
~~FEB 04 2009~~ 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 0903256

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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

INDYMAC FEDERAL BANK FSB )

PLAINTIFF )

NO. )

VS )

JUDGE )

RACHEL GIDDENS A/K/A RACHEL D. GIDDENS;  
RODD E. GIDDENS; MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC., AS NOMINEE  
FOR INDYMAC BANK, FSB; MUSEUM PARK  
PLACE CONDOMINIUM ASSOCIATION; 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, J. Lydia Sil, attorney, certify that I prepared this notice on  
2/3/2009 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.

SIGNATURE

Pierce & Associates, P.C.  
1 N. Dearborn, Suite 1300  
Chicago, IL 60602  
312-346-9088  
Atty. No. 91220  
PA 0903256

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## PARCEL 1:

UNIT 2002 AND GU-163 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST OF THE COMMON ELEMENTS IN THE MUSEUM PARK PLACE CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THAT PART OF THE FOLLOWING DESCRIBED TRACT, SAID TRACT BEING COMPRISED OF THE HEREINAFTER DESCRIBED PARCELS C, C-1 AND THREE ALL TAKEN TOGETHER, ALL IN FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID PARCELS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

### PARCEL C

THAT PART OF THE LANDS OF THE ILLINOIS CENTRAL RAILROAD COMPANY IN FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING ON THE WESTERLY RIGHT OF WAY LINE OF SAID RAILROAD, AT THE INTERSECTION OF SAID LINE WITH THE NORTHERLY LINE OF 23RD STREET VIADUCT, SAID NORTHERLY LINE BEING 60 FEET (MEASURED PERPENDICULARLY) NORTHERLY OF AND PARALLEL WITH THE CENTERLINE OF THE EXISTING STRUCTURE; THENCE NORTH 16 DEGREES 37 MINUTES 38 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 1500.00 FEET TO THE POINT OF BEGINNING FOR THAT PART HEREINAFTER DESCRIBED; THENCE NORTH 73 DEGREES 22 MINUTES 22 SECONDS EAST, PARALLEL WITH SAID NORTHERLY LINE OF THE 23RD STREET VIADUCT, A DISTANCE OF 151.02; THENCE NORTHWESTERLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE EASTERLY, WITH A RADIUS OF 5738.60 FEET, THE CHORD OF SAID ARC HAVING A BEARING OF NORTH 17 DEGREES 59 MINUTES 18 SECONDS WEST, A DISTANCE OF 240.13 FEET; THENCE NORTH 19 DEGREES 11 MINUTES 14 SECONDS WEST ALONG A STRAIGHT LINE, TANGENT TO LAST DESCRIBED ARC OF A CIRCLE, A DISTANCE OF 595.75 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE EASTERLY, TANGENT TO THE LAST DESCRIBED STRAIGHT LINE, WITH A RADIUS OF 1928.20 FEET, THE CHORD OF SAID ARC HAVING A BEARING OF NORTH 20 DEGREES 44 MINUTES 30 SECONDS WEST, A DISTANCE OF 104.63 FEET TO THE EASTWARD EXTENSION OF THE NORTH LINE OF EAST 18TH STREET; THENCE SOUTH 89 DEGREES 59 MINUTES 21 SECONDS WEST ALONG SAID EASTWARD EXTENSION, A DISTANCE OF 117.47 FEET TO SAID WESTERLY RIGHT OF WAY LINE OF RAILROAD; THENCE SOUTH 16 DEGREES 42 MINUTES 49 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 908.58 FEET TO THE NORTH LINE OF E. 20TH STREET; THENCE SOUTH 16 DEGREES 37 MINUTES 38 SECONDS EAST CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 64.46 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

ALSO,

### PARCEL C-1

THE SOUTH 55 FEET OF THAT PART OF LOT 1 LYING EAST OF CALUMET AVENUE, IN BLOCK 5 IN WILLIAM JONES ADDITION TO CHICAGO; THE NORTH 9 FEET OF THE SOUTH 64 FEET OF LOT 1 LYING EAST OF CALUMET AVENUE IN BLOCK 5 IN WILLIAM JONES ADDITION TO CHICAGO; THE NORTH 55 FEET OF LOT 1 LYING EAST OF CALUMET AVENUE IN BLOCK 5 IN WILLIAM JONES ADDITION TO CHICAGO; ALL THOSE PARTS OF LOTS 51, 52 AND 53 IN BLOCK 10 IN ASSESSOR'S DIVISION OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WEST LINE OF THE RIGHT OF WAY OF THE ILLINOIS CENTRAL RAILROAD AND EAST OF CALUMET AVENUE AS NOW LAID OUT AND MARKED ON THE PLAT OF MEEKER'S ADDITION TO CHICAGO, ILLINOIS, AS LOT "AA", IN COOK COUNTY, ILLINOIS, AND DESCRIBED AS FOLLOWS, TO WIT: AN UNDIVIDED HALF OF ALL THAT PORTION OF THE ABOVE DESCRIBED PREMISES, LYING EAST OF THE NORTH 68 FEET OF LOT 6 IN CLARKE'S SUBDIVISION OF LOTS 51, AND 52 AND OTHER PROPERTY IN SAID BLOCK 10 INCLUDED BETWEEN 2 LINES RUNNING