

# UNOFFICIAL COPY



0904105147

Doc#: 0904105147 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/10/2009 02:45 PM Pg: 1 of 3

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

Cook County #21762

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

HSBC Bank USA, National Association, as Trustee for  
the Benefit of People's Financial Realty Mortgage  
Securities Trust, Series 2006-1

PLAINTIFF

Vs.

Carlos Espinoza; Patricia Madrigal; Mortgage Electronic  
Registration Systems, Inc.; Unknown Owners and  
Nonrecord Claimants

DEFENDANTS

09CH04159

No. 09 CH

**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 \_\_\_\_\_, 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:  
Carlos Espinoza  
Patricia Madrigal
- (iv) The legal description is:

# UNOFFICIAL COPY

LOT 22 IN BLOCK 8 IN CALIFORNIA GARDENS, IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON APRIL 27, 1954 AS DOCUMENT NUMBER 1519870.

**TAX PARCEL NUMBER:** 28-01-322-003

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

3025 W. 140th Place  
Blue Island, IL 60406

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

a) Mortgagors:

Carlos Espinoza  
Patricia Madrigal

b) Mortgagee:

Mortgage Electronic Registration Systems, Inc. as Nominee for People's Choice Home Loan, Inc.

c) Date of mortgage: 5/11/2006

d) Date and place of recording:

5/17/2006

Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 0613733033

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

Attorney of Record

Louis Joseph Manetti Jr.  
ARDC #6293288

**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  
14-09-02255

**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

HSBC Bank USA, National Association, as  
Trustee for the Benefit of People's Financial  
Realty Mortgage Securities Trust, Series 2006-  
1

PLAINTIFF

Case No. 09 CH 004159

v.

Carlos Espinoza et. al.

DEFENDANT

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 02/10/2009, 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  
**14-09-02255**

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 Innovations and Amicus Professional Legal Service Inc.**