

# UNOFFICIAL COPY



Doc#: 0908505040 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/26/2009 09:47 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

CitiMortgage, Inc.

PLAINTIFF

Vs.

Thomas Palmer a/k/a Thomas J. Palmer; Mortgage  
Electronic Registration Systems, Inc.; Guaranteed Rate  
Inc.; Roscoe Manor Condominium Association;  
Unknown Owners and Nonrecord Claimants

DEFENDANTS

**09CH12311**

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 **MAR 19 2009**, 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:  
Thomas Palmer a/k/a Thomas J. Palmer
- (iv) The legal description is:

**Excel Innovations and Amicus Professional Legal Service Inc.**

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**PARCEL 1:**

UNIT 1926-3N IN THE ROSCOE MANOR CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 82, 83, AND 84 IN BLOCK 37 IN FORDS SUBDIVISION OF BLOCKS 27, 28, 37 AND 38 IN SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4) IN COOK COUNTY.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM JULY 26, 2005 RECORDED AS DOCUMENT NUMBER 0520732073; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON AREA NUMBER 3 AS A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED JULY 26, 2005 AS DOCUMENT 0520732073.

**TAX PARCEL NUMBER:** 14-19-410-044-10.3 (14-19-410-033 Underlying)

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

1926 W. Roscoe Street Unit #3N  
Chicago, IL 60657

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

a) Mortgagors:

Thomas Palmer a/k/a Thomas J. Palmer

b) Mortgagee:

Mortgage Electronic Registration Systems, Inc. as Nominee for Guaranteed Rate, Inc.

c) Date of mortgage: 9/14/2005

d) Date and place of recording:

9/30/2005

Office of the Recorder of Deeds of Cook County Illinois

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Bridget M. O'Neill  
ARDC# 6282030

e) Document Number: 0527333157

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

*Bridget M. O'Neill*  
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  
14-09-08678

**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

CitiMortgage, Inc.

PLAINTIFF

v.

Thomas Palmer a/k/a Thomas J. Palmer; et. al.  
DEFENDANT


Case No. 09 CH 12311

## 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 03/19/2009, 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  
**14-09-08678**

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: \_\_\_\_\_