

# UNOFFICIAL COPY



Doc#: 0935005124 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/16/2009 02:33 PM 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

Deutsche Bank National Trust Company, as Trustee of  
The Indymac Indx Mortgage Loan Trust 2004-AR1,  
Mortgage Pass-through Certificates, Series 2004-AR1  
Under The Pooling And Servicing Agreement Dated  
March 1, 2004

PLAINTIFF

Vs.

Maureen J. Flanagan; John T. Flanagan; John T. Flanagan  
and Maureen J. Flanagan as Trustees u/t/a dated 05/13/00  
a/k/a the Flanagan Living Trust; Unknown Beneficiaries  
of the the Flanagan Living Trust dated 5/13/00; The  
Shanghai Lil Condominium Association VI, Inc.;;  
Unknown Owners and Nonrecord Claimants

DEFENDANTS

09 CH 49250

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:

**Firefly Legal, Inc.**

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John T. Flanagan and Maureen J. Flanagan as Trustees u/t/a dated 05/13/00 a/k/a the Flanagan Living Trust

(iv) The legal description is:

PARCEL 1: UNIT 5429-2B IN SHANGHAI LIL CONDOMINIUM NO. VI, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOTS 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, AND 53, TAKEN AS A TRACT OF LAND (EXCEPT THAT PART OF SAID LOTS TAKEN FOR WIDENING OF MILWAUKEE AVENUE) AND EXCEPTING THEREFROM THE SOUTH 162.00 FEET THEREOF, AS MEASURED ON THE SOUTHWESTERLY AND NORTHEASTERLY LINES THEREOF, IN BLOCK 3 IN BUTLER'S CARPENTER AND MILWAUKEE AVENUE SUBDIVISION OF THAT PART OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF MILWAUKEE AVENUE (EXCEPT THE NORTH 66 FEET THEREOF), IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM, RECORDED DECEMBER 27, 1995 AS DOCUMENT 95-896963, WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE UMBRELLA PARCEL AS DISCLOSED BY THE DECLARATION OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE SHANGHAI LIL UMBRELLA ASSOCIATION, RECORDED DECEMBER 27, 1995 AS DOCUMENT 95-896962 AND CREATED BY DEED FROM DAVID J. CAHILL CONDOMINIUM, LTD., AN ILLINOIS CORPORATION, TO THE SHANGHAI LIL CONDOMINIUM UMBRELLA ASSOCIATION, BY DEED DATED DECEMBER 17, 1995 AND RECORDED DECEMBER 27, 1995 AS DOCUMENT 95-898169.

**TAX PARCEL NUMBER:** 13-08-213-070-1004

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

5429 N Milwaukee Ave Unit #2 B  
Chicago, IL 60630

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

a) Mortgagors:

Maureen J. Flanagan  
John T. Flanagan

b) Mortgagee:

IndyMac Bank, FSB

c) Date of mortgage: 2/11/2004

d) Date and place of recording:

03/08/2004

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Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 0406842289

SIGNATURE:



Attorney of Record

**Adam E. Codilis**  
**ARDC# 6299311**

**THIS DOCUMENT WAS PREPARED BY:**

**MAIL TO: BOX 70**

MAIL TO: CODILIS & ASSOCIATES, P.C.  
Attorneys for Plaintiff  
13 W030 North Frontage Road, Suite 100  
Evanston Ridge, IL 60527  
(630) 794-5300  
14-09-38259

**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.**

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

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

Deutsche Bank National Trust Company, as  
Trustee of The Indymac Indx Mortgage Loan  
Trust 2004-AR1, Mortgage Pass-through  
Certificates, Series 2004-AR1 Under The  
Pooling And Servicing Agreement Dated  
March 1, 2004

PLAINTIFF

v.

Maureen J. Flanagan et al.

DEFENDANT

Case No. 09CH49250

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 12/09/2009, 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  
14-09-38259

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: \_\_\_\_\_