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Doc#: 1000833175 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/08/2010 02:48 PM Pg: 1 of 4

Above space for Recorder's Use Only

Cook County #21762

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

CitiMortgage, Inc. successor by merger to ABN AMRO
Mortgage Group, Inc.

PLAINTIFF

Vs.

No. 09 CH

Zbigniew Mucha; Agnieszka Mucha; 6103-05 West
Higgins Road Condominium; Jefferson Square
Condominium, Inc.; Unknown Owners and Nonrecord
Claimants

DEFENDANTS

10 CH 00052

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 JAN 04 2010, 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:
Zbigniew Mucha
- (iv) The legal description is:

PARCEL 1:

Firefly Legal, Inc.

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UNIT 2F IN THE 6103-05 WEST HIGGINS ROAD CONDOMINIUM, AS DELINEATED AND DEFINED ON A SURVEY OF LOTS 1 AND 2 IN BLOCK 6 IN ANGELINE DYNIEWICZ PARK, A SUBDIVISION FO THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THEREFROM THAT PART OF LOTS 1 AND 2 LYING EASTERLY OF A LINE DRAWN FROM A POINT IN THE NORTHERLY LINE OF LOT 2, 15 FEET NORTHWESTERLY OF THE NORTHEASTERLY CORNER OF SAID LOT 2, TO A POINT IN THE SOUTHERLY LINE OF SAID LOT 1, 16.25 FEET SOUTHEASTERLY OF THE SOUTHWESTERLY CORNER OF SAID LOT 1) IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 8, 2003 AS DOCUMENT NO 0325144090, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE #5, AS A LIMITED COMMON ELEMENT, AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 325144090.

THE TENANT OF UNIT 1F HAS WAIVED THE OPTION TO PURCHASE THE SUBJECT UNIT.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN SAID DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

TAX PARCEL NUMBER: 13-08-311-053-1006

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

6105 W. Higgins Avenue Unit #2F
Chicago, IL 60630

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

a) Mortgagors:

Zbigniew Mucha
Agnieszka Mucha

b) Mortgagee:

ABN AMRO Mortgage Group, Inc.

Firefly Legal, Inc.

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c) Date of mortgage: 1/24/2007

d) Date and place of recording:

02/01/2007

Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 0703256135

Robert Spickerman
ARDC# 6298715

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
14-09-37029

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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CitiMortgage, Inc. successor by merger to
ABN AMRO Mortgage Group, Inc.
PLAINTIFF

Case No.

v.

Zbigniew Mucha; et. al.
DEFENDANT

10CH00052

**NOTICE OF FILING PURSUANT TO PREDATORY LENDING
DATABASE ACT**

TO: Illinois Department of Financial and Professional Regulation
Division of Banking
122 S. Michigan Avenue, 19th Floor, Chicago, IL 60603
Attn: Anti Predatory Lending Database (APLD)

PLEASE TAKE NOTICE that on 01/01/2010, 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
14-09-37029

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: _____

Firefly Legal, Inc.