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Doc#: 1003540052 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/04/2010 10:05 AM 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.

PLAINTIFF

Vs.

Bruce Grunwald; Tara Grunwald; Trio I Condominium
Association; Stock Building Supply Midwest, LLC f/k/a
Stock Building Supply, LLC; Evergreen Oak Electric
Supply & Sales Co.; Terrazzo & Marbel Supply Co. of
Illinois; Imperial Crane Services Inc.; RWC Construction,
LLC; American Steel Works, Inc.; Big Bay Lumber Co.;
Unknown Owners and Nonrecord Claimants

DEFENDANTS

No. 10 CH
10 CH 03190

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:
Bruce Grunwald
- (iv) The legal description is:

United

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UNIT NUMBER 403C IN THE TRIO I CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

(THAT PORTION OF) LOTS 1 TO 11, BOTH INCLUSIVE, IN BLOCK 62 IN CANAL TRUSTEE'S SUBDIVISION OF LOTS AND BLOCKS IN THE ORIGINAL TOWN OF CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE INTEREST ACCRUING TO SAID LOTS IN AND TO VACATED CARROLL AVENUE NORTH AND ADJOINING SAID LOTS AND ALSO EXCEPTING THEREFORE THAT PART THEREOF CONVEYED TO THE NORTH SUBURBAN MASS TRANSIT, A MUNICIPAL CORPORATION OF ILLINOIS BY DEED RECORDED MARCH 5, 1976 AS DOCUMENT NUMBER 23408724, AS CORRECTED BY DEED RECORDED NOVEMBER 14, 1978 AS DOCUMENT NUMBER 24716776;

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0723403023, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE (EXCLUSIVE) RIGHT TO THE USE OF S24, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0723403023.

PARCEL 3: A PERPETUAL AND NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AND 4 AS CREATED BY THE RECIPROCAL EASEMENT AGREEMENT AND RECORDED MARCH 31, 2005 AS DOCUMENT NUMBER 0509033011 MADE BY AND BETWEEN 325 UNION, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND CMC HEARTLAND PARTNERS, A DELAWARE LIMITED PARTNERSHIP FOR THE PURPOSE OF INGRESS AND EGRESS OVER, UPON AND ACROSS THE DRIVE AISLES IN ANY PARKING DECK IMPROVEMENTS FROM TIME TO TIME LOCATED ON THE CMC PROPERTY TO PROVIDE ACCESS FOR MOTOR VEHICLES TO AND FROM THE 325 PROPERTY FROM AND TO DES PLAINES AVENUE.

PARCEL 4: UNIT NUMBER GU56 IN THE TRIO PARK GARAGE CONDOMINIUM; AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

(THAT PORTION OF) LOTS 1 TO 11, BOTH INCLUSIVE, IN BLOCK 62 IN CANAL TRUSTEE'S SUBDIVISION OF LOTS AND BLOCKS IN THE ORIGINAL TOWN OF CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE INTEREST ACCRUING TO SAID LOTS IN AND TO VACATED CARROLL AVENUE NORTH AND ADJOINING SAID LOTS AND ALSO EXCEPTING THEREFROM THAT PART CONVEYED TO THE NORTH SUBURBAN MASS TRANSIT, A MUNICIPAL CORPORATION OF ILLINOIS, BY DEED RECORDED MARCH 5, 1976 AS DOCUMENT NUMBER 23408724, AS CORRECTED BY DEED RECORDED NOVEMBER 14, 1978 AS DOCUMENT NUMBER 24716776;

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0723403024, TOGETHER WITH

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ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

TAX PARCEL NUMBER: 17-09-301-009-1024;
17-09-301-010-1056
17-09-301-004(underlying)

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

650 W. Wayman Street Unit #403C
Chicago IL 60661

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

- a) Mortgagors:
Bruce Grunwald
- b) Mortgagee:
Mortgage Electronic Registration Systems, Inc. as Nominee for CitiMortgage, Inc.
- c) Date of mortgage: 9/11/2007
- d) Date and place of recording:
10/09/2007
Office of the Recorder of Deeds of Cook County Illinois
- e) Document Number: 0728201014

SIGNATURE: _____

Attorney of Record

Mark J. Johnson
ARDC # 6284911

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
14-10-00683

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.

Case No.

Bruce Grunwald; et. al.

DEFENDANT

10CH03190

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 01/26/2010, 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
14-10-00683

Mark J. Johnson
ARDC # 6284911

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: _____