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Doc#: 1004012242 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/09/2010 10:38 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

Financial Freedom Acquisition LLC
PLAINTIFF

Vs.

Unknown Heirs and Legatees of Phyllis S. Maier; United
States of America - Department of Housing and Urban
Development; 100 E. Walton Condominium Association;
Martin Markovitz, as Independent Executor; Steven
Maier; Leah Roman; Unknown Owners and Nonrecord
Claimants

DEFENDANTS

10 CH 04987
No. 10 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 FEB 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:
Unknown Heirs and Legatees of Phyllis S. Maier
- (iv) The legal description is:

Pro-Vest

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UNIT 34A TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 100 E. WALTON CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 24262435 IN THE SOUTH 1/2 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PART OF THE FIRST PART ALSO HEREBY GRANTS TO PARTY OF THE SECOND PART, THEIR SUCCESSORS AND ASSIGNS AS RIGHTS AND EASEMENTS APPURTENANT TO ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM AFORESAID AND THOSE CREATED BY DEED DATED DECEMBER 22, 1977 AND RECORDED AND FILED DECEMBER 28, 1977 AS DOCUMENT 24262433 AND OR 2990250 AND PARTY OF THE FIRST PART RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION AND DEED FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN. THIS CONVEYANCE IS SUBJECT TO ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS COVENANTS 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: 17-03-207-061-1181

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

100 E. Walton Street Unit #34A
Chicago, IL 60611

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

a) Mortgagors:

Phyllis S. Maier executed the mortgage, however this individual is deceased and is not named as a defendant in this lawsuit

b) Mortgagee:

Financial Freedom Senior Funding Corporation

c) Date of mortgage: 6/20/2007

d) Date and place of recording:

07/30/2007

Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 0721146082

SIGNATURE: _____

Attorney of Record

Louis Joseph Manetti Jr.
ARDC #6293288

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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
14-09-43544

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

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

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

Financial Freedom Acquisition LLC
PLAINTIFF

v.

Case No.

Unknown Heirs and Legatees of Phyllis S.
Maier; et. al.

10CH04987

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, 19th Floor, Chicago, IL 60603
Attn: Anti Predatory Lending Database (APLD)

PLEASE TAKE NOTICE that on 02/14/2010, 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
14-09-43544

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: _____