

# UNOFFICIAL COPY



Doc#: 1013811004 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/18/2010 09:33 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

US Bank National Association  
PLAINTIFF

Vs.

Volha Tsiulina; Yevgeniy Vaysman; Pheasant Creek  
Condominium Association No. 1; The Pheasant Creek  
Association; Unknown Owners and Nonrecord Claimants  
DEFENDANTS

No. 10 CH 19410

## 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 5 day of May, 2010, 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:  
Volha Tsiulina
- (iv) The legal description is:

PARCEL 1: UNIT NUMBER "A"-308 IN PHEASANT CREEK CONDOMINIUM NUMBER 1,  
AS DELINEATED ON SURVEY OF PART OR PARTS OF THE FOLLOWING DESCRIBED  
PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL: LOTS "A" AND

Pro-Vest

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"B" IN WHITES PLAINS UNIT NUMBER 7, BEING A SUBDIVISION IN SECTION 8, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO THE 2 ACRES CONVEYED TO FREDERICK WALTER BY WARRANTY DEED RECORDED DECEMBER 4, 1849 AS DOCUMENT NUMBER 24234, BEING THE EAST 20 RODS OF THE NORTH 16 RODS OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 8, AND ALSO THE 1 ACRE CONVEYED TO THE CHURCH BY WARRANTY DEED RECORDED APRIL 30, 1851 AS DOCUMENT NUMBER 29581 ALL TAKEN AS A TRACT (EXCEPTING FROM SAID TRACT THE NORTH 520.00 FEET 00 FEET OF THE WEST 742.00 FEET AND ALSO EXCEPTING THAT PART EAST OF THE WEST 742.00 FEET OF THE SAID TRACT AND NORTH OF A LINE 246.75 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 8), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO DECLARATION OF CONDOMINIUM MADE BY CHICAGO TITLE AND TRUST COMPANY AS TRUSTEE UNDER TRUST NUMBER 40920 RECORDED IN THE OFFICE OF THE RECORDED OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22648910 AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN PHEASANT CREEK ASSOCIATION DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS DATED MARCH 5, 1974 AND RECORDED MARCH 6, 1974 AS DOCUMENT NUMBER 22648909 AND AS CREATED BY DEED FROM LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 28, 1975 AND KNOWN AS TRUST NUMBER 49409 TO JAY N. DAVIS AND MARLENE D. DAVIS DATED MAY 21, 1976 AND RECORDED MAY 27, 1976 AS DOCUMENT NUMBER 23501124 FOR INGRESS AND EGRESS IN COOK COUNTY, ILLINOIS.

**TAX PARCEL NUMBER:** 04-08-200-024-1093

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

3110 Pheasant Creek Drive  
Unit #308  
Northbrook, IL 60062

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

a) Mortgagors:  
Volha Tsiulina  
Yevgeniy Vaysman

b) Mortgagee:  
Mortgage Electronic Registration Systems, Inc. as Nominee for Ameristate Mortgage Corporation

c) Date of mortgage: 5/5/2008

**Pro-Vest**

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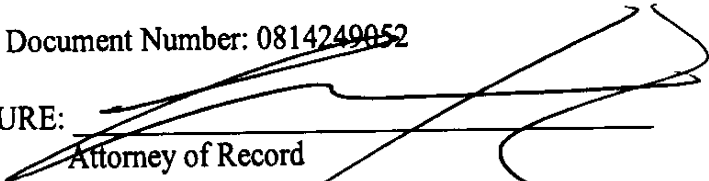
d) Date and place of recording:

05/21/2008

Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 0814249052

SIGNATURE:



Attorney of Record

**THIS DOCUMENT WAS PREPARED BY:**

**MAIL TO: BOX 70**

MAIL TO: **CODILIS & ASSOCIATES, P.C.**  
Attorneys for Plaintiff  
15700 North Frontage Road, Suite 100  
Burr Ridge, IL 60527  
(630) 794-5300  
14-10-14854

**Carmel R. Huseman**  
**ARDC# 6288779**

**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.**

Office of Cook County Clerk's Office

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

US Bank National Association

PLAINTIFF

v.

Volha Tsiulina; et. al.

DEFENDANT

Case No.

10CH19410


## 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 05/05/2010, we have caused the attached Lis Pendens to be sent for recording with the Cook County Recorder, Illinois.

Codilis & Associates, P.C.

By:



Carmel R. Huseman  
ARDC# 0298779

Codilis & Associates, P.C.  
Attorneys for Plaintiff  
15W030 North Frontage Road, Suite 100  
Burr Ridge, IL 60527  
Attorney Number: #21762  
Cook #21762  
14-10-14854

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: \_\_\_\_\_