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Doc#: 1018722125 Fee: \$42.00  
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Cook County Recorder of Deeds  
Date: 07/06/2010 03:23 PM Pg: 1 of 4

Property of Cook County Clerk's Office

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

HSBC BANK USA, NATIONAL )  
ASSOCIATION, AS TRUSTEE FOR )  
DEUTSCHE ALT-B SECURITIES MORTGAGE )  
LOAN TRUST, SERIES 2006-AB4 )  
MORTGAGE LOAN TRUST, SERIES 2006- )  
AB4 MORTGAGE PASS-THROUGH )  
CERTIFICATES, ASSIGNEE OF MORTGAGE )  
ELECTRONIC REGISTRATION SYSTEMS, )  
INC., AS NOMINEE FOR PRIME )  
FINANCIAL CORPORATION, )

Plaintiff(s), )

vs. )

FERNANDO BALLESTEROS, JOSEFINA )  
GARCIA, NONRECORD CLAIMANTS, )  
UNKNOWN TENANTS AND UNKNOWN OWNERS, )

Defendant(s). )

Case No. 10CH27222

**LIS PENDENS NOTICE**

I, the undersigned, do hereby certify that the above entitled

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cause for foreclosure was filed with the Clerk of the Court on 6-24-10, and is now pending in said Court and that the property affected by said cause is described as follows:

LOT 4 IN BLOCK 2 IN JOHN GUTHRIE SMITH'S SUBDIVISION OF BLOCK 13 IN HART L. STEWART'S SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Tax Number: 19-01-325-021

Common Address: 4608 S. Troy St., Chicago, Illinois 60632  
in Cook County, Illinois.

1. The names of all Plaintiffs, Defendants and the Case Number are set forth above.
2. The Court in which the action was brought is set forth above.
3. The names of the title holders of record are:  
FERNANDO BALLESTEROS and JOSEFINA GARCIA
4. The legal description is set forth above.
5. The common address of the property is set forth above.
6. Identification of the Mortgage sought to be foreclosed:
  - a. Mortgagors:  
FERNANDO BALLESTEROS and JOSEFINA GARCIA
  - b. Mortgagee:  
HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR DEUTSCHE ALT-B SECURITIES MORTGAGE LOAN TRUST, SERIES 2006-AB4 MORTGAGE LOAN TRUST, SERIES 2006-AB4 MORTGAGE PASS-THROUGH CERTIFICATES, ASSIGNEE OF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PRIME FINANCIAL CORPORATION
  - c. Date of Mortgage:  
April 13, 2006

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- d. Date and Place of Recording:  
April 25, 2006  
Cook County Recorder of Deeds
- e. Document Number:  
0611541197
- f. Other parties in Interest:  
FERNANDO BALLESTEROS, JOSEFINA GARCIA, NONRECORD  
CLAIMANTS, UNKNOWN TENANTS and UNKNOWN OWNERS.

Witness my hand and seal of said Court.

BY:   
 \_\_\_\_\_  
 LAW OFFICES OF IRA T. NEVEL, LLC.,  
 BY ONE OF ITS ATTORNEYS

RETURN TO:

LOCK BOX 167

Attorney No. 18837  
 LAW OFFICES OF IRA T. NEVEL, LLC  
 Ira T. Nevel  
 Timothy R. Yueill  
 Greg Elsnic  
 Michelle R. Ratledge  
 175 North Franklin  
 Suite 201  
 Chicago, Illinois 60606  
 (312) 357-1125

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## CERTIFICATE OF SERVICE BY MAIL

The undersigned Attorney, certify that a copy of this Lis Pendens has been simultaneously mailed to the Illinois Department of Financial & Professional Regulation, Division of Banking, 122 S. Michigan Avenue, 19th Floor, Chicago, Illinois 60603 Attn: HB 4050 Pilot Program, with proper postage prepaid.

BY:   
LAW OFFICES OF IRA T. NEVEL, LLC.,  
BY ONE OF ITS ATTORNEYS

RETURN TO:

LOCK BOX 167

Attorney No. 18837  
LAW OFFICES OF IRA T. NEVEL, LLC  
Ira T. Nevel  
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