

# UNOFFICIAL COPY



Doc#: 1020840178 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/27/2010 02:26 PM Pg: 1 of 3

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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

Beneficial Financial 1 Inc. successor by merger to  
Beneficial Illinois, Inc.d/b/a Beneficial Mortgage Co.  
PLAINTIFF

Vs.

No. 10 CH 028493

Jacqueline Flanagan; Unknown Owners and Nonrecord  
Claimants

DEFENDANTS

## 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 14 day of July, 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:  
Jacqueline Flanagan
- (iv) The legal description is:

LOT 28 IN VICTORY HEIGHTS A SUBDIVISION OF THE WEST HALF OF THE SOUTH 300 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30,

**Pro-Vest**

**UNOFFICIAL COPY**

TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN  
COOK COUNTY, ILLINOIS.

**TAX PARCEL NUMBER: 25-29-115-001**

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

12231 S. Loomis Street  
Chicago, IL 60643

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

a) Mortgagors:  
Jacqueline Flanagan

b) Mortgagee:  
Beneficial Illinois, Inc.d/b/a Beneficial Mortgage Co.

c) Date of mortgage: 10/25/2005

d) Date and place of recording:  
10/28/2005  
Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 0530121034

SIGNATURE: \_\_\_\_\_

Attorney of Record

**Courtney Jean Nogar**  
**ARDC# 6286974**

**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  
14-10-21535

**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

Beneficial Financial 1 Inc. successor by merger  
to Beneficial Illinois, Inc.d/b/a Beneficial  
Mortgage Co.

PLAINTIFF

Case No. 10CH028493

v.

Jacqueline Flanagan; et. al.

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

PLEASE TAKE NOTICE that on 01/14/2010, 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  
14-10-21535

**Courtney Jean Nogar**  
**ARDC# 6286974**

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**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: \_\_\_\_\_