

# UNOFFICIAL COPY



Doc#: 1023705049 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/25/2010 11:09 AM Pg: 1 of 5

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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

CitiMortgage, Inc.

PLAINTIFF

Vs.

Amanda Brittenham a/k/a Amanda Srubas; Mortgage  
Electronic Registration Systems, Inc.; Guaranteed Rate,  
Inc.; Clark Courtyard Condominiums Association;  
Unknown Owners and Nonrecord Claimants

DEFENDANTS

No. 10 CH *034-2015*

## 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 9 day of August, 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:  
Amanda Brittenham a/k/a Amanda Srubas

(iv) The legal description is:

PARCEL 1:

**United**

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UNIT 2549-1 TOGETHER WITH ITS/THEIR UNDIVIDED PERCENTAGE INTEREST OF THE COMMON ELEMENTS IN THE CLARK COURTYARD CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THE WESTERLY 150 FEET OF LOT 1 AND THE WESTERLY 150 FEET OF THE NORTHERLY HALF OF LOT 2 IN THE SUBDIVISION OF THE NORTH PART OF OUTLOT "B" IN WRIGHTWOOD, A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0635215055, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, EXCEPT THE FOLLOWING PARCELS DESCRIBED AS FOLLOWS:

**EXCEPTION PARCEL 1:**

THAT PART OF THE WESTERLY 150 FEET OF LOT 1 AND THE WESTERLY 150 FEET OF THE NORTHERLY HALF OF LOT 2 IN THE SUBDIVISION OF THE NORTH PART OF OUTLOT "B" IN WRIGHTWOOD, A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING BETWEEN ELEVATIONS 23.00 FEET AND 37.03 FEET AS BASED ON THE CITY OF CHICAGO DATUM, SITUATED IN A TRACT OF LAND DESCRIBED AS FOLLOWS TO WIT:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT OF LAND, THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF LOT 1, A DISTANCE OF 46.25 FEET, THENCE NORTHEASTERLY AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.22 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE INSIDE LINE OF THE EXISTING WALLS ON THE FOLLOWING SIXTEEN (16) COURSES:

1. NORTHEASTERLY 1.25 FEET; 2. NORTHWESTERLY, 0.69 FEET; 3. NORTHEASTERLY, 14.43 FEET; 4. SOUTHEASTERLY, 12.03 FEET; 5. NORTHEASTERLY, 9.11 FEET; 6. SOUTHEASTERLY, 2.70 FEET; 7. NORTHEASTERLY, 4.00 FEET; 8. SOUTHEASTERLY, 8.65 FEET; 9. SOUTHWESTERLY, 27.49 FEET; 10. NORTHWESTERLY, 0.77 FEET; 11. SOUTHWESTERLY, 1.40 FEET; 12. NORTHWESTERLY, 8.75 FEET; 13. NORTHEASTERLY, 3.05 FEET; 14. NORTHWESTERLY, 3.85 FEET; 15. NORTHWESTERLY, 3.05 FEET; 16. NORTHWESTERLY, 8.00 FEET TO THE POINT OF BEGINNING; ALSO, LYING BETWEEN ELEVATIONS 18.25 FEET AND 26.53 FEET AS BASED ON THE CITY OF CHICAGO DATUM, INCLUSIVE OF A CRAWL SPACE LYING BETWEEN ELEVATIONS 18.25 AND 22.00 FEET AS BASED ON THE CITY OF CHICAGO DATUM, GENERAL AREA OF WHICH IS TO THE SOUTHWEST OF A DASHED LINE SHOWN AT THE BASEMENT OF LEVEL PORTION OF THE PLAT, ALL SITUATED IN A TRACT OF LAND DESCRIBED AS FOLLOWS TO WIT:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT OF LAND, THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF LOT 1, A DISTANCE OF 46.47 FEET, THENCE NORTHEASTERLY AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 1.58 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE INSIDE LINE OF THE EXISTING WALLS ON THE FOLLOWING SIX (6) COURSES: 1. NORTHEASTERLY, 44.88 FEET; 2. SOUTHEASTERLY, 8.19 FEET; 3. SOUTHWESTERLY, 3.00 FEET; 4. SOUTHEASTERLY, 15.40 FEET; 5. SOUTHWESTERLY, 35.50 FEET; 6. NORTHWESTERLY, 24.00 FEET TO THE POINT OF BEGINNING,

EXCEPTION PARCEL 2:

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THAT PART OF THE WESTERLY 150 FEET OF LOT 1 AND THE WESTERLY 150 FEET OF THE NORTHERLY HALF OF LOT 2 IN THE SUBDIVISION OF THE NORTH PART OF OUTLOT "B" IN WRIGHTWOOD, A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING BETWEEN ELEVATIONS 23.00 FEET AND 37.03 FEET AS BASED ON THE CITY OF CHICAGO DATUM, SITUATED IN A TRACT OF LAND DESCRIBED AS FOLLOWS TO WIT:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT OF LAND, THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF LOT 1, A DISTANCE OF 2.03 FEET, THENCE NORTHEASTERLY AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.22 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE INSIDE LINE OF THE EXISTING WALLS ON THE FOLLOWING NINETEEN (19) COURSES: 1. NORTHEASTERLY, 1.00 FEET; 2. NORTHWESTERLY, 0.70 FEET; 3. NORTHEASTERLY, 22.58 FEET; 4. NORTHEASTERLY, 0.38 FEET; 5. SOUTHEASTERLY, 3.53 FEET; 6. NORTHEASTERLY, 3.10 FEET; 7. SOUTHEASTERLY, 5.82 FEET; 8. SOUTHWESTERLY, 3.65 FEET; 9. SOUTHEASTERLY, 2.30 FEET; 10. SOUTHWESTERLY, 9.34 FEET; 11. SOUTHEASTERLY, 12.73 FEET; 12. SOUTHWESTERLY, 14.47 FEET; 13. NORTHWESTERLY, 1.00 FOOT; 14. SOUTHWESTERLY, 0.95 FEET; 15. NORTHWESTERLY, 7.65 FEET; 16. NORTHEASTERLY, 3.08 FEET; 17. NORTHWESTERLY, 4.08 FEET; 18. NORTHWESTERLY, 3.10 FEET; 19. NORTHWESTERLY, 8.40 FEET TO THE POINT OF BEGINNING.

ALSO LYING BETWEEN ELEVATIONS 18.25 FEET AND 26.53 FEET AS BASED ON THE CITY OF CHICAGO DATUM, INCLUSIVE OF A CRAWL SPACE LYING BETWEEN ELEVATIONS 18.25 FEET AND 22.00 FEET AS BASED ON THE CITY OF CHICAGO DATUM, GENERAL AREA OF WHICH IS TO THE SOUTHWEST OF A DASHED LINE SHOWN AT THE BASEMENT LEVEL PORTION OF THE PLAT, ALL SITUATED IN A TRACT OF LAND DESCRIBED AS FOLLOWS TO WIT.

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT OF LAND, THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF LOT 1, A DISTANCE OF 1.47 FEET, THENCE NORTHEASTERLY AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 1.54 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE INSIDE LINE OF THE EXISTING WALLS ON THE FOLLOWING SIX (6) COURSES: 1. NORTHEASTERLY, 23.20 FEET; 2. SOUTHEASTERLY, 3.70 FEET; 3. NORTHEASTERLY, 11.40 FEET; 4. SOUTHEASTERLY, 19.84 FEET; 5. SOUTHWESTERLY 35.35 FEET; 6. NORTHWESTERLY, 23.54 FEET TO THE POINT OF BEGINNING. WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM FOR CLARK COURTYARD CONDOMINIUMS RECORDED AS DOCUMENT NUMBER AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-10, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0635215055.

**TAX PARCEL NUMBER:** 14-25-318-090-1010  
(underlying pin 14-28-318-009)

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

2549 N. Clark Street Unit #1

**United**

**UNOFFICIAL COPY**

Chicago, IL 60614

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

a) Mortgagors:

Amanda Brittenham a/k/a Amanda Srubas

b) Mortgagee:

Mortgage Electronic Registration Systems, Inc. as Nominee for Guaranteed Rate, Inc.

c) Date of mortgage: 1/3/2007

d) Date and place of recording:

01/04/2007

Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 0700441155

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

Attorney of Record

Vincent A. Chavarria  
ARDC# 6291469**THIS DOCUMENT WAS PREPARED BY:****MAIL TO: BOX 70**

MAIL TO: CODILIS &amp; ASSOCIATES, P.C.

Attorneys for Plaintiff

15W030 North Frontage Road, Suite 100

Burr Ridge, IL 60527

(630) 794-5300

14-10-26230

**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. 10CH034295

Amanda Brittenham a/k/a Amanda Srubas; 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 08/03/2010, we have caused the attached Lis Pendens to be sent for recording with the Cook County Recorder, Illinois.**

Codilis & Associates, P.C.

By: \_\_\_\_\_

Vincent A. Chavarria  
ARDC# 6291469

Codilis & Associates, P.C.  
Attorneys for Plaintiff  
15W030 North Frontage Road, Suite 100  
Burr Ridge, IL 60527  
Attorney Number: #21762  
Cook #21762  
14-10-26230

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: \_\_\_\_\_