

# UNOFFICIAL COPY



Doc#: 1030212012 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/29/2010 08:38 AM Pg: 1 of 4

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL  
BE USED FOR THAT PURPOSE

10-044193

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

WELLS FARGO BANK, NA AS TRUSTEE FOR  
WAMU MORTGAGE PASS-THROUGH  
CERTIFICATES SERIES 2004-PR1 TRUST  
PLAINTIFF,

-vs-

MICHAEL CONRAD L. ZAGUIRRE A/K/A CONRAD  
C. ZAGUIRRE A/K/A MICHAEL C. L. ZAGUIRRE  
A/K/A MICHAEL CONRAD ZAGUIRRE; GRACE D.  
ZAGUIRRE A/K/A GRACE DOGMUZMAN-  
ZAGUIRRE; JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION, AS ASSIGNEE OF FEDERAL  
DEPOSIT INSURANCE CORPORATION AS  
RECEIVER FOR WASHINGTON MUTUAL BANK  
F/K/A WASHINGTON MUTUAL BANK, FA; ARCADIA  
PLACE TOWNHOMES HOMEOWNERS  
ASSOCIATION; UNKNOWN OWNERS AND NON-  
RECORD CLAIMANTS  
DEFENDANTS

NO. 10 CH 45242

**NOTICE OF FORECLOSURE**  
**LIS PENDENS**

I, the undersigned, do hereby certify that the above entitled cause was filed in the above  
Court on October 18th, 2010, for Foreclosure and is now pending in said Court.

**AND FURTHER SAYETH:**

1. Names of Title Holders of Record:

Michael Conrad L. Zaguirre and Grace D. Zaguirre, as Tenants by the Entirety

2. The following Mortgage is sought to be foreclosed:

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Mortgage made by Michael Conrad L. Zaguirre and Grace D. Zaguirre to Washington Mutual Bank, FA and recorded December 21, 2004 as Document No. 0435633011 in the Cook County Recorder's Office, having a legal description and common address as follows:

PARCEL 1 (24 SOUTH ABERDEEN STREET, UNIT 1): THAT PART OF THE FOLLOWING PROPERTY TAKEN AS A TRACT: LOTS 32 TO 37 INCLUSIVE IN HAYES SUBDIVISION OF BLOCK 2 IN CANAL TRUSTEES SUBDIVISION OF THE WEST HALF AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF THE WEST 0.44 FEET OF LOT 32 LYING SOUTH OF THE EASTERLY EXTENSION OF THE NORTH LINE OF SOUTH HALF OF LOT 31 IN HAYES SUBDIVISION AFORESAID; SAID PART OF SAID TRACT DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID TRACT 280.23 FEET WEST OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89° 59' 53" WEST ALONG THE SOUTH LINE OF SAID TRACT 19.09 FEET TO THE WEST LINE OF SAID TRACT; THENCE NORTH 00° 04' 44" EAST ALONG SAID WEST LINE 50.49 FEET TO THE NORTH LINE OF THE SOUTH 50.49 FEET OF SAID TRACT; THENCE SOUTH 89° 59' 53" EAST ALONG SAID LINE 19.02 FEET; THENCE SOUTH 00° 00' 00" EAST 50.49 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

ALSO,

THAT PART OF THE FOLLOWING PROPERTY TAKEN AS A TRACT: LOTS 32 TO 37 INCLUSIVE IN HAYES SUBDIVISION OF BLOCK 2 IN CANAL TRUSTEES SUBDIVISION OF THE WEST HALF AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF THE WEST 0.44 FEET OF LOT 32 LYING SOUTH OF THE EASTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH HALF OF LOT 31 IN HAYES SUBDIVISION AFORESAID; SAID PART OF SAID TRACT LYING ABOVE A HORIZONTAL PLANE OF 35.0 FEET ABOVE CHICAGO CITY DATUM AND FALLING WITHIN THE BOUNDARIES PROJECTED VERTICALLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID TRACT 280.23 FEET WEST OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89° 59' 53" WEST ALONG THE SOUTH LINE OF SAID TRACT 19.09 FEET TO THE WEST LINE OF SAID TRACT; THENCE NORTH 00° 04' 44" EAST ALONG SAID WEST LINE 50.49 FEET TO THE NORTH LINE OF THE SOUTH 50.49 FEET OF SAID TRACT AND THE POINT OF BEGINNING; THENCE SOUTH 89° 59' 53" EAST ALONG SAID LINE 19.02 FEET; THENCE NORTH 00° 00' 00" WEST 9.57 FEET; THENCE NORTH 90° 00' 00" WEST 19.04 FEET TO THE WEST LINE OF SAID TRACT; THENCE SOUTH 00° 04' 44" WEST ALONG SAID WEST LINE 9.57 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED DECEMBER 17, 2003 AS DOCUMENT NUMBER 0335103049.

Commonly known as 24 South Aberdeen Street, Unit 1, Chicago, IL 60607

Permanent Index No.: 17-17-201-028

3. Parties against whom foreclosure is sought:

Michael Conrad L. Zaguirre a/k/a Conrad C. Zaguirre a/k/a Michael C. L. Zaguirre a/k/a Michael Conrad Zaguirre; Grace D. Zaguirre a/k/a Grace Dogmuzman-Zaguirre;

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JPMorgan Chase Bank, National Association, as Assignee of Federal Deposit Insurance Corporation as Receiver for Washington Mutual Bank f/k/a Washington Mutual Bank, FA; Arcadia Place Townhomes Homeowners Association; Unknown Owners and Non-Record Claimants

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



\_\_\_\_\_  
Attorney of Record

**PREPARED BY AND MAIL TO:**

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Fisher and Shapiro, LLC  
 Attorneys for Plaintiff  
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 Bannockburn, IL 60015  
 (847)291-1717  
 Attorney No: 42168

**(IN COOK COUNTY: MAIL TO BOX 254)**

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## CERTIFICATE OF SERVICE

The undersigned being first duly sworn on oath, deposes and states that he/she has mailed or will promptly mail or overnight mail, upon receipt, a copy of the recorded Lis Pendens attached hereto to the Illinois Department of Financial and Professional Regulation, Division of Banking, at 122 S. Michigan Avenue, 19<sup>th</sup> Floor, Chicago, Illinois 60603, Attn: HB4050 Pilot Program. A proof of mailing or overnight mailing will be maintained by the preparer.

*Andray Blomberg*

Signed and Sworn to before me  
this 11 day of Oct, 2010.

Notary Public

*Jenny Magnuson*



PROPERTY OF COOK COUNTY CLERK'S OFFICE