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Doc#: 1035735029 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/23/2010 10:17 AM Pg: 1 of 4

Above space for Recorder's Use Only

Cook County #21762

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

CitiMortgage, Inc. successor by merger to ABN AMRO
Mortgage Group, Inc.

PLAINTIFF

Vs.

Dan Culica; Mortgage Electronic Registration Systems,
Inc.; Printers Square Condominium Association;
Unknown Owners and Nonrecord Claimants

DEFENDANTS

No. 10 CH 053178

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 _____ day of DEC 16 2010, 20__, 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:
Dan Culica
- (iv) The legal description is:

PARCEL A:

Firefly Legal, Inc.

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UNIT 780-504 IN THE PRINTERS SQUARE CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE PRINTERS SQUARE CONDOMINIUM WHICH IS A PART OF PART OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: LOTS 17 TO 32, BOTH INCLUSIVE, IN BRAND'S SUBDIVISION OF BLOCK 125 IN THE SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOTS 2, 5 (EXCEPT THE WEST 5.64 FEET OF THE NORTH HALF OF SAID LOT 5) 8, 11, 14, 17 AND 20 (EXCEPT THAT PART OF LOTS 2, 5, 8, 11, 14, 17 AND 20 LYING WEST OF THE EAST LINE OF ALLEY RUNNING NORTH AND SOUTH ACROSS THE REAR OF SAID LOTS AS LOCATED ON JULY 1, 1969) IN GOODHUE'S SUBDIVISION OF BLOCK 126 IN THE SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 31, 2006 AS DOCUMENT NUMBER 0603134126, AS AMENDED FROM TIME TO TIME, TOGETHER WITH SUCH UNITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL B:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF THAT PART OF PARCEL A LYING IN PARCEL 2 OF THE TRACT OF WHICH PARCEL A IS A PART, AS AFORESAID, AS SET FORTH IN AGREEMENT RECORDED AS DOCUMENT 5556380 AND IN AGREEMENT RECORDED AS DOCUMENT 13016949 OVER AND UPON THE NORTH AND SOUTH PRIVATE ALLEY RUNNING ACROSS THE REAR OR WESTERLY PORTION OF LOTS 2, 5, 8, 11, 14 AND 17 IN GOODHUE'S SUBDIVISION OF BLOCK 126 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL C:

EXCLUSIVE AND NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL A CONTAINED, AND MORE PARTICULARLY DEFINED AND DESCRIBED, IN RECIPROCAL EASEMENT AND OPERATING AGREEMENT DATED AS OF JULY 8, 2005 AND RECORDED JULY 13, 2005 AS DOCUMENT 0519432173 MADE AMONG WATERTON PRINTERS' SQUARE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, FEDERAL STREET I LLC, A DELAWARE LIMITED LIABILITY COMPANY AND PRINTERS SQUARE GARAGE LLC, AN ILLINOIS LIMITED LIABILITY COMPANY OVER AND ACROSS THE COMMERCIAL PARCEL DEFINED AND DESCRIBED THEREIN.

TAX PARCEL NUMBER: 17-16-405-097-1279
(17-16-405-020 thru -034 underlying)

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

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780 Federal Street Unit #504
Chicago, IL 60605

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

a) Mortgagors:
Dan Culica

b) Mortgagee:
ABN AMRO Mortgage Group, Inc.

c) Date of mortgage: 8/14/2006

d) Date and place of recording:
08/22/2006
Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 0623411075

SIGNATURE: _____

Attorney of Record

James R. Riegel
ARDC# 6239016

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
14-10-43299

NOTE: This law firm is deemed to be a debt collector.

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COUNTY DEPARTMENT - CHANCERY DIVISION

CitiMortgage, Inc. successor by merger to
ABN AMRO Mortgage Group, Inc.
PLAINTIFF

v.

Dan Culica; et. al.
DEFENDANT

Case No. 10CH053178

NOTICE OF FILING PURSUANT TO PREDATORY LENDING DATABASE ACT

TO: Illinois Department of Financial and Professional Regulation
Division of Banking
122 S. Michigan Avenue, 19th Floor, Chicago, IL 60603
Attn: Anti Predatory Lending Database (APLD)

PLEASE TAKE NOTICE that on 12/16/2010, 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
14-10-43299

NOTE: This law firm is deemed to be a debt collector.

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 12/23/10.

By: [Signature]