

# UNOFFICIAL COPY

## LIS PENDENS NOTICE



STATE OF ILLINOIS  
COOK COUNTY

Doc#: 1101129030 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 01/11/2011 09:21 AM Pg: 1 of 4

IN THE CIRCUIT COURT  
OF COOK COUNTY

COOK COUNTY, ILLINOIS

Type or Print Complete Information

[Reserved for Recorder's Use Only]

F10120437 ]  
Beneficial Financial I, Llc, successor by merger to ]  
Beneficial Illinois, Inc. dba Beneficial Mortgage ]  
Co. of Illinois ]

CASE NO. 10 CH 55321

Plaintiff,

vs.

Benjamin F. Jackson, Jr.; ]  
2355 West Congress Condominium Association ]  
fka 2351-2357 West Congress Condominium ]  
Association; ]  
nknown Owners and Non-Record Claimants ]  
Defendants. ]

### LIS PENDENS

I, the undersigned, do hereby certify that the above entitled cause for foreclosure was filed on the 30 day of DECEMBER, 2010 and is now pending in said court and that the property affected by said cause is described as follows: SEE ATTACHED LEGAL DESCRIPTION

P.I.N. 17-18-127-061-1003

- (i) The names of all plaintiffs, defendants and the 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: Benjamin F. Jackson, Jr.
- (iv) The legal description is set forth above.
- (v) The common address or location of the property is: 2355 West Congress Parkway, Unit 3, Chicago, Illinois 60612

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- (vi) Identification of the mortgage sought to be foreclosed
- a) Mortgagors: Benjamin F. Jackson, Jr.
  - b) Mortgagee: Beneficial Financial I, Inc, successor by merger to Beneficial Illinois, Inc. dba Beneficial Mortgage Co. of Illinois
  - c) Date of mortgage: April 5, 2007
  - d) Date and place of recording:  
April 11, 2007 in the office of the Recorder of Deeds or Registrar of Titles
  - e) Document number: 0710156101

Recording document identification:

The undersigned further certifies pursuant to 735 ILCS 5/15-1218:

- (a) The name and address of the party plaintiff making said claim and asserting said mortgage is: Beneficial Financial I, Inc, successor by merger to Beneficial Illinois, Inc. dba Beneficial Mortgage Co. of Illinois
- (b) Said plaintiff claims a mortgage lien upon said real estate: 2355 West Congress Parkway, Unit 3, Chicago, Illinois 60612
- (c) The nature of said claim is the mortgage and foreclosure action described above.
- (d) The names of the persons against whom said claim is made are:  
Benjamin F. Jackson, Jr.; 2355 West Congress Condominium Association fka 2351-2357 West Congress Condominium Association;
- (e) The legal description of said real estate appears above.
- (f) The name and address of the person executing this notice appears below.
- (g) The name and address of the person who prepared this notice appears below.

One of its attorneys  Jonathan D. Nussgart

**Prepared by:**

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Doug Oliver - 6273607, Barbara Nilsen- 6287524, Clay R. Mosberg- 1972316,  
Karl V. Meyer- 6220397, Jonathan Nussgart - 6211908, William B. Kalbac- 6301771  
Bryan D. Hughes- 6300070, Jason A. Newman, Of Counsel,- 6275591

**Return To:**

Firefly Legal  
19150 S. 88th Ave.  
Mokena, IL 60448

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## LEGAL DESCRIPTION:

### PARCEL 1:

UNIT 2355-3 IN 2355 WEST CONGRESS CONDOMINIUMS AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF THE FOLLOWING DESCRIBED PROPERTY TAKEN AS A TRACT: LOTS 21 TO 34, BOTH INCLUSIVE (EXCEPT THOSE PARTS TAKEN FOR STREETS) IN BLOCK 2 IN THE SUBDIVISION OF LOTS 1 TO 12 BOTH INCLUSIVE IN BLOCK 12 IN ROCKWELL'S ADDITION TO CHICAGO OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF WEST HARRISON STREET AND THE EAST LINE OF SOUTH WESTERN STREET AS WIDENED, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT: THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 200.71 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 44 SECONDS EAST, A DISTANCE OF 27.45 FEET TO THE POINT OF BEGINNING: THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 135.00 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 44 SECONDS EAST, A DISTANCE OF 27.44 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 135.00 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 44 SECONDS WEST, A DISTANCE OF 27.44 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0020978335, TOGETHER WITH SAID UNITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

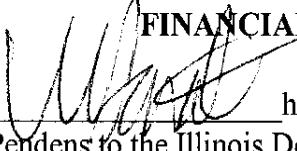
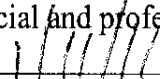
### PARCEL 2:

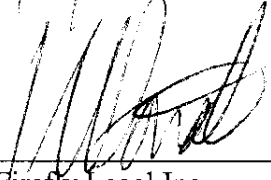
THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-5, A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF EASEMENTS AS DOCUMENT NUMBER 0020978333.

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## CERTIFICATE OF SERVICE OF LIS PENDENS ON THE ILLINOIS DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATION

I  hereby certify Firefly Legal Inc. mailed or delivered a copy of the attached Lis Pendens to the Illinois Department of Financial and professional Regulation, at 122 S. Michigan Ave., Suite. 1900, Chicago, IL 60603 on .

  
on behalf of Firefly Legal Inc.

Property of Cook County Clerk's Office