

# UNOFFICIAL COPY



Doc#: 1108910121 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/30/2011 04:21 PM Pg: 1 of 4

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

COUNTY DEPARTMENT, CHANCERY DIVISION

CITIMORTGAGE, INC.,

Plaintiff(s),

vs.

WALDEMAR RUSZALA, EWELINA RUSZALA,  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC., DOVER PARK HOMEOWNERS  
ASSOCIATION, UNKNOWN TENANTS, UNKNOWN  
OWNERS AND NON-RECORD CLAIMANTS,

Defendant(s).

Case No.

11 CH 11838

## LIS PENDENS NOTICE

I, the undersigned, do hereby certify that the above entitled cause for foreclosure was filed with the Clerk of the Court on 3/29/11, and is now pending in said Court and that the property affected by said cause is described as follows:

PARCEL 1: UNIT 1480 1-E IN DOVER PARK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOT 2 IN EDWARD BUSSE'S DIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 15 AND THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, DECEMBER 17, 1919 AS DOCUMENT NUMBER 6696216; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 1, 2005 AS DOCUMENT NUMBER 0530534136, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

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PARCEL 2: NON- EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, USE AND ENJOYMENT AS SET FORTH IN AND CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED DECEMBER 5, 2004 AS DOCUMENT NUMBER 0433802403.

Tax Number: 08-15-400-024

Common Address: 1480 BUSSE RD., #1E, MOUNT PROSPECT, IL 60056

in Cook County, Illinois.

1. The names of all Plaintiffs, Defendants and the Case Number are set forth above.
2. The Court in which the action was brought is set forth above.
3. The names of the title holders of record are:  
WALDEMAR RUSZALA and EWELINA RUSZALA
4. The legal description is set forth above.
5. The common address of the property is set forth above.
6. Identification of the Mortgage sought to be foreclosed:
  - a. Mortgagors:  
WALDEMAR RUSZALA
  - b. Mortgagee:  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS  
NOMINEE FOR GREENPOINT MORTGAGE FUNDING, INC.
  - c. Date of Mortgage:  
July 18, 2006
  - d. Date and Place of Recording:  
August 14, 2006  
Cook County Recorder's Office
  - e. Document Number:  
0622643110

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- f. Other parties in Interest:  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., DOVER  
PARK HOMEOWNERS ASSOCIATION, WALDEMAR RUSZALA  
NONRECORD CLAIMANTS, UNKNOWN TENANTS and UNKNOWN  
OWNERS.

Witness my hand and seal of said Court.

BY:   
LAW OFFICES OF IRA T. NEVEL, LLC.,  
BY ONE OF ITS ATTORNEYS

RETURN TO:  
LOCK BOX 167

Attorney No. 18837  
**LAW OFFICES OF IRA T. NEVEL, LLC**  
Ira T. Nevel  
Timothy R. Yuell  
Greg Elsnic  
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Lauren Lukoff  
175 North Franklin St. Suite 201  
Chicago, Illinois 60606  
(312) 357-1125  
KQ

Property of Cook County Clerk's Office

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## CERTIFICATE OF SERVICE BY MAIL

The undersigned Attorney, certify that a copy of this Lis Pendens has been simultaneously mailed to the Illinois Department of Financial & Professional Regulation, Division of Banking, 122 S. Michigan Avenue, 19<sup>th</sup> Floor, Chicago, Illinois 60603 Attn: HB 4050 Pilot Program, with proper postage prepaid.

BY:   
LAW OFFICE OF IRA T. NEVEL, LLC.,  
BY ONE OF ITS ATTORNEYS

RETURN TO:  
LOCK BOX 167

Attorney No. 18837  
**LAW OFFICES OF IRA T. NEVEL, LLC**  
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