

# UNOFFICIAL COPY



Doc#: 1111713046 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/27/2011 01:17 PM Pg: 1 of 3

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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

U.S. Bank National Association as Trustee for the  
Certificateholders of CitiGroup Mortgage Loan Trust Inc.  
Asset-Backed Pass-Through Certificates Series 2007-  
AMC1

PLAINTIFF

Vs.

Sandra Almaraz; Arturo Valdivia; City of Chicago -  
Department of Water Management; Lake State Capital  
LLC; Unknown Owners and Nonrecord Claimants  
DEFENDANTS

No. 11 CH

015095

## 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 APR 22 2011, 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:  
Sandra Almaraz  
Arturo Valdivia
- (iv) The legal description is:

**Firefly Legal, Inc.**

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LOT 32 IN BLOCK 38 IN IRONWORKER'S ADDITION TO SOUTH CHICAGO, A  
SUBDIVISION OF THE SOUTH FRACTIONAL 1/2 OF SECTION 8, TOWNSHIP 37 NORTH,  
RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**TAX PARCEL NUMBER:** 26-08-332-016

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

10543 S. Avenue H  
Chicago, IL 60617

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

a) Mortgagors:

Sandra Almaraz  
Arturo Valdivia

b) Mortgagee:

Argent Mortgage Company, LLC

c) Date of mortgage: 9/7/2006

d) Date and place of recording:

09/28/2006

Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 0627101074

Aukse Stase Rimas  
ARDC# 6288549

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

Attorney of Record

**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  
14-11-03337

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

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

U.S. Bank National Association as Trustee for  
the Certificateholders of CitiGroup Mortgage  
Loan Trust Inc. Asset-Backed Pass-Through  
Certificates Series 2007-AMC1

PLAINTIFF

Case No.

11CH015095

v.

Sandra Almaraz; 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 04/22/2011, 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  
**14-11-03337**

Aukse Stase Rimas  
ARDC # 6288549

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 4-27-11.

By: AVJ

**Firefly Legal, Inc.**