

UNOFFICIAL COPY



Doc#: 1113811022 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/18/2011 09:13 AM Pg: 1 of 3

Property of Cook County Clerk's Office

10-048100

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

PHH MORTGAGE CORPORATION
PLAINTIFF,

-vs-

FLOR DE DAHLIA BURCIAGA; ARMITAGE KILDARE
CONDOMINIUM ASSOCIATION A/K/A ARMITAGE
KILDARE CONDOMINIUMS, LLC; UNKNOWN
OWNERS AND NON-RECORD CLAIMANTS
DEFENDANTS

NO. 11 CH 8059

**NOTICE OF FORECLOSURE
LIS PENDENS**

I, the undersigned, do hereby certify that the above entitled cause was filed in the above Court on March 3, 2011, for Foreclosure and is now pending in said Court.

AND FURTHER SAYETH:

1. Names of Title Holders of Record:
Flor De Dahlia Burciaga
2. The following Mortgage is sought to be foreclosed:

Mortgage made by Flor De Dahlia Burciaga to Mortgage Electronic Registration Systems, Inc., as Nominee for Banco Popular, N.A. and recorded October 3, 2005 as Document No. 0527654012 in the Cook County Recorder's Office, having a legal description and common address as follows:

UNIT 11 IN ARMITAGE KILDARE CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1 AND 2 IN BLOCK 3 IN GARFIELD SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0415644128 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Commonly known as 1945 North Kildare, Unit 11, Chicago, IL 60639
Permanent Index No.: 13-34-402-047-1013

UNOFFICIAL COPY

3. Parties against whom foreclosure is sought:
Flor De Dahlia Burciaga; Armitage Kildare Condominium Association a/k/a Armitage Kildare Condominiums, LLC; Unknown Owners and Non-Record Claimants
4. The following reformation is sought:
- a) The Mortgage dated September 16, 2005 and recorded on October 3, 2005 as Document No. 0527654012 contains an inadvertent error in the legal description. The legal description on the Mortgage inadvertently contains an error or omits a phrase from the actual legal description (identified in bold). The accurate legal description that should be on the Mortgage is:

UNIT 11 IN ARMITAGE KILDARE CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1 AND 2 IN BLOCK 3 IN GARFIELD SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0415644128 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

SIGNATURE: 

Attorney of Record

PREPARED BY AND MAIL TO:

Randal S. Berg (6277119)
Benjamin N. Burstein (6299216)
Christopher A. Cieniawa (6187452)
Jim DeMars (6292689)
Michael Fisher (6216064)
Hugh J. Green (6289616)
Joseph M. Herbas (6277645)
Dexter L. Holt (6244552)
Aaron R. Isaacson (6296801)
Alan Kaufman (6289893)
Frank Lin (6290053)
Shara Netterstrom (6294499)
Lee Scott Perres (6181244)
Marcos J. Posada (6295359)
Sachin P. Shah (6298690)
Laura A. Wolf (6297986)

Jim DeMars


Fisher and Shapiro, LLC
Attorneys for Plaintiff
2121 Waukegan Road, Suite 301
Bannockburn, IL 60015
(847)291-1717
Attorney No: 42168
(IN COOK COUNTY: MAIL TO BOX 254)

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. PLEASE BE ADVISED THAT IF YOUR PERSONAL LIABILITY FOR THIS DEBT HAS BEEN EXTINGUISHED BY A DISCHARGE IN BANKRUPTCY OR BY AN ORDER GRANTING IN REM RELIEF FROM STAY, THIS NOTICE IS PROVIDED SOLELY TO FORECLOSE THE MORTGAGE REMAINING ON YOUR PROPERTY AND IS NOT AN ATTEMPT TO COLLECT THE DISCHARGED PERSONAL OBLIGATION.

UNOFFICIAL COPY

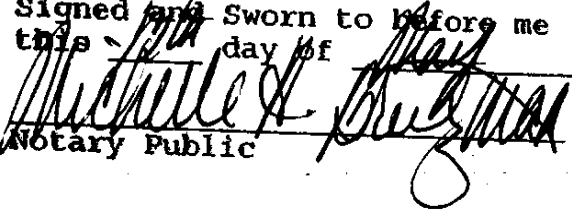
CERTIFICATE OF SERVICE

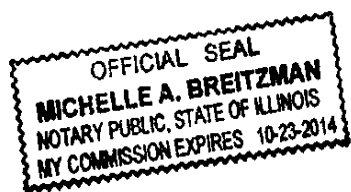
The undersigned being first duly sworn on oath, deposes and states that he/she has mailed or will promptly mail or overnight mail, upon receipt, a copy of the recorded Lis Pendens attached hereto to the Illinois Department of Financial and Professional Regulation, Division of Banking, at 122 S. Michigan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



State of Illinois
County of Cook

Signed and Sworn to before me
this 17th day of May, 2011.


Notary Public



Property of Cook County Clerk's Office