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Doc#: 1136412184 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/30/2011 01:35 PM Pg: 1 of 5

Above space for Recorder's Use Only

Cook County #21762

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

2010-3 SFR Venture, LLC

PLAINTIFF

Vs.

Tawfic Khoury a/k/a Tawfic B. Khoury; Migdalia
Khoury a/k/a Migdalia S. Khoury; The Landings
Condominium Association, Building J, Inc.; Unknown
Owners and Nonrecord Claimants

DEFENDANTS

No. 11 CH

043722

9396 Landings Avenue Unit #601
Des Plaines, IL 60016

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 21 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:
Tawfic Khoury a/k/a Tawfic B. Khoury
Migdalia Khoury a/k/a Migdalia S. Khoury
- (iv) The legal description is:

UNIT NUMBER 601-'J', AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED
PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"):

United Processing, Inc.

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THE WEST 127 FEET OF THE EAST 628.19 FEET OF THE SOUTH 122 FEET OF THE NORTH 256.08 FEET OF THAT PART LYING SOUTH OF A LINE DRAWN AT RIGHT ANGLES TO THE MOST EASTERLY LINE, THROUGH A POINT ON SAID MOST EASTERLY LINE, 70.69 FEET SOUTHERLY, AS MEASURED ALONG SAID MOST EASTERLY LINE AND SAID LINE EXTENDED NORTHERLY, OF THE CENTER LINE OF BALLARD ROAD, ALL BEING OF THE FOLLOWING DESCRIBED PROPERTY TAKEN AS A TRACT, TO WIT:

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF BALLARD ROAD AND WEST OF A LINE DRAWN FROM A POINT ON THE SOUTH LINE OF SECTION 15, 22.5 FEET EAST OF THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF THE SOUTHWEST 1/4 TO A POINT ON THE NORTH LINE OF THE SOUTH EAST 1/4 OF THE SOUTHWEST 1/4 26.99 FEET EAST OF THE NORTHWEST CORNER OF SAID EAST 1/2 OF THE SOUTH EAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15 AND SAID LINE EXTENDED NORTH TO THE CENTER LINE OF BALLARD ROAD IN THE NORTHEAST 1/4 OF SAID SOUTHWEST 1/4 (EXCEPTING FROM SAID ABOVE DESCRIBED TRACT THE NORTH 33 FEET AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF AND EXCEPT THE WEST 33 FEET AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID TRACT AND EXCEPT THE SOUTH 150 FEET OF THE NORTH 183 FEET OF THE EAST 150 FEET OF THE WEST 183 FEET, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE AND THE WEST LINE OF SAID TRACT AND EXCEPTING FROM SAID TRACT THAT PART THEREOF FALLING WITHIN THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15, SAID LAST DESCRIBED EXCEPTION TO BE CONSTRUED AS DELETING; ALSO FROM SAID TRACT THAT PART OF LOT 6 IN GOETTSCHKE'S SUBDIVISION OF PART OF THE SOUTH 1/2 OF SAID SECTION 15 FALLING WITHIN SAID LAST DESCRIBED EXCEPTION, AND ALSO EXCEPTING FROM THE ABOVE DESCRIBED TRACT THAT PART THEREOF LYING SOUTH OF A LINE DESCRIBED AS BEGINNING AT A POINT ON THE WEST LINE OF SAID TRACT, SAID WEST LINE BEING THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 15 AND SAID POINT OF BEGINNING BEING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, AS MEASURED ALONG SAID WEST LINE, 613.25 FEET FROM SAID CENTER LINE OF BALLARD ROAD; THENCE NORTH 55 DEGREES 00 MINUTES 00 SECONDS EAST 239.6 FEET; THENCE NORTH 73 DEGREES 00 MINUTES 00 SECONDS 130 FEET; THENCE SOUTH 66 DEGREES 00 MINUTES 00 SECONDS 225 FEET; THENCE SOUTH 88 DEGREES 00 MINUTES 00 SECONDS EAST 160 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT, 553.02 FEET SOUTHERLY AS MEASURED ALONG SAID EASTERLY LINE OF SAID CENTER LINE OF BALLARD ROAD, SAID EASTERLY LINE OF TRACT BEING AGAIN IDENTIFIED AS BEING AFOREDESCRIBED LINE DRAWN FROM A POINT ON THE SOUTH LINE OF SAID SECTION 15, 22.5 FEET EAST OF THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15, AND EXTENDING THROUGH SAID POINT ON THE NORTH LINE OF THE SOUTH EAST 1/4 OF SAID SOUTHWEST 1/4, 26.99 FEET EAST OF THE NORTHWEST CORNER OF SAID EAST 1/2 OF THE SOUTH EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TO THE CENTER LINE OF SAID BALLARD ROAD)

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WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY MIDWEST BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 1, 1973 AND KNOWN AS TRUST NUMBER 73051055, RECORDED 114 THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22862487; TOGETHER WITH AN UNDIVIDED 3.277 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

TOGETHER WITH AN EASEMENT FOR PARKING PURPOSES IN AND TO PARKING AREA NUMBER 11, AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT APPURTENANT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN DECLARATION RECORDED SEPTEMBER 18, 1972 AS DOCUMENT NUMBER 22053833 AND AS CREATED BY DEED FROM MIDWEST BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 1, 1973 AND KNOWN AS TRUST NUMBER 73001055 TO WERNER ROSE AND ANN ROSE AND RECORDED AS DOCUMENT NUMBER 23526363, IN COOK COUNTY, ILLINOIS.

TAX PARCEL NUMBER: 09-15-307-114-1029
(19-12-300-026 Underlying)

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

9396 Landings Avenue Unit #601
Des Plaines, IL 60016

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

a) Mortgagors:

Tawfic Khoury a/k/a Tawfic B. Khoury
Migdalia Khoury a/k/a Migdalia S. Khoury
Basel Khoury executed the mortgage, however this individual is deceased and is not named as a defendant in this lawsuit

b) Mortgagee:

Broadway Bank

c) Date of mortgage: 3/13/2008

d) Date and place of recording:

03/19/2008
Office of the Recorder of Deeds of Cook County Illinois

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e) Document Number: 0807933053

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
14-11-39921

Jason M. Shulman
ARDC# 6283998

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

Property of Cook County Clerk's Office

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Migdalia Khoury a/k/a Migdalia S. Khoury;
The Landings Condominium Association,
Building J, Inc.; Unknown Owners and
Nonrecord Claimants

DEFENDANT

Case No.

11CH04 3722

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 12/27/2011, 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.
Attorney for Plaintiff
15W030 North Frontage Road, Suite 100
Burr Ridge, IL 60527
Attorney Number: #21762
Cook #21762
14-11-39921

Jason M. Shulman
ARDC# 6283998

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 _____.

By: _____

United Processing, Inc.