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Doc#: 1206134047 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/01/2012 01:14 PM Pg: 1 of 4

Property of Cook County Clerk's Office

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

AURORA BANK FSB,

Plaintiff,

v.

MARIO VARA; MORTGAGE ELECTRONIC)
REGISTRATION SYSTEMS INC AS)
NOMINEE FOR AEGIS WHOLESALE)
CORPORATION; 3240 NORTH)
CALIFORNIA CONDOMONIUM)
ASSOCIATION; UNKNOWN HEIRS AND)
LEGATEES OF MARIO VARA; UNKNOWN)
OWNERS and NON-RECORD CLAIMANTS,))
Defendants.)

NO. 12 CH 7199
3240 N California Ave.
Unit 2N
Chicago, IL 60618

NOTICE OF FORECLOSURE
LIS PENDENS

I, the undersigned, do hereby certify that the above entitled cause was filed in the above Court on February 28, 2012, for Foreclosure and is now pending in said Court.

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AND FURTHER SAYETH:

1. Names of Title Holders of Record:

Mario Vara, an unmarried man

2. The following Mortgage is sought to be foreclosed:

Mortgage dated July 21, 2006 and recorded August 7, 2006 as Document No. 0621940038, in Cook County Recorder of Deeds, by and between Mario Vara, an unmarried man, as mortgagor (s), and Mortgage Electronic Registration Systems, Inc as nominee for Aegis Wholesale Corporation, as mortgagee.

3. Said Mortgage encumbers the following described property:

PARCEL 1:

UNIT 2N IN THE 3240 NORTH CALIFORNIA CONDOMINIUM ASSOCIATION AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 29 (EXCEPT THE SOUTH 22 FEET THEREOF), ALL OF LOT 28 AND LOT 27 (EXCEPT THE NORTH 1 FEET THEREOF), IN BELMONT AND ELSTON AVENUE ADDITION TO CHICAGO, A SUBDIVISION IN THE SOUTH 1/2 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, RECORDED MAY 12, 2006 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0613232053, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE PARKING SPACE NUMBER P-2N, A LIMITED COMMON ELEMENT "(LCE)", AS DELINEATED ON THE PLAT OF SURVEY AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT NUMBER 2N AS ARE SET FORTH IN THE DECLARATION; THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN SAID DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.

PARCEL 3:


THE EXCLUSIVE RIGHT TO THE STORAGE UNIT NUMBER S-2N, A LIMITED COMMON ELEMENT "(LCE)", AS DELINEATED ON THE PLAT OF SURVEY AND THE RIGHT AND EASEMENTS FOR THE BENEFIT OF UNIT NUMBER 2N AS ARE SET FORTH IN THE

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DECLARATION; THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN SAID DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.

COMMONLY KNOWN AS: 3240N California Ave. Unit 2N, Chicago, IL 60618

Tax I.D. #: 13-24-316-037-1003

By: 

One of its' Attorneys

Municipality or County may contact the below with concerns about the property:

Grantee or Mortgagee: Aurora Bank FSB
Contact: Brandon McGill
Address: 10350 Park Meadows Drive 03 Floor, Littleton CO 80124
Telephone Number: 720.945.4775

PREPARED BY AND WHEN RECORDED RETURN TO:
POTESTIVO & ASSOCIATES, P.C.

Potestivo & Associates, P.C.
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Our File No.: C12-57783

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State of Illinois

Atty No.

County of Cook

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 Plaintiff,)
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 CORPORATION; 3240 NORTH)
 CALIFORNIA CONDOMINIUM)
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 Defendants.)

NO. 12 CH 7199
 3240 N California Ave.
 Unit 2N
 Chicago, IL 60618

JUDGE:


**COMPLIANCE WITH PREDATORY LENDING DATABASE
SECTION OF RESIDENTIAL REAL PROPERTY DISCLOSURE ACT**

To: Illinois Department of Financial and
Professional Regulation
100 W. Randolph, 9th Floor Chicago, IL 60601

CERTIFICATION

I Nickolas Schad, attorney, certify that I prepared this notice on 2-25-12 to
be filed along with a copy of the Lis Pendens notice with the above entitled address

(X) Under penalties as provided by law
pursuant to 735 ILCS 5/1-109, I certify
that the statements set forth herein are
true and correct.



 Signature