

# UNOFFICIAL COPY



Doc#: 121141067 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/20/2012 11:49 AM 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

JPMorgan Chase Bank, National Association  
PLAINTIFF

Vs.

David C. Marzano; Nicole Cochran; Terese Finlay;  
Janece Burke; Anne Fisk; 270 East Pearson  
Condominium Association a/k/a The Belvedere  
Condominiums Association; 270 East Pearson Garage  
Condominium Association; Unknown Heirs and Legatees  
of Sherri B. Marzano; Unknown Owners and Nonrecord  
Claimants

DEFENDANTS

No. 12 CH 013 813  
270 E. Pearson Street Unit #1501  
Chicago, IL 60611

## 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 16 2012**, 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:
  - David C. Marzano
  - Nicole Cochran
  - Terese Finlay
  - Janece Burke



# UNOFFICIAL COPY

Anne Fisk  
Unknown Heirs and Legatees of Sherri B. Marzano

(iv) The legal description is:

**PARCEL 1:**

UNIT 1501 IN THE BELVEDERE CONDOMINIUMS (AS HEREINAFTER DESCRIBED) TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, WHICH UNIT AND COMMON ELEMENTS ARE COMPRISED OF: (A) THE LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1.C. OF THE ALTA LEASEHOLD ENDORSEMENT(S) ATTACHED HERETO), CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE EXECUTED BY NORTHWESTERN UNIVERSITY, A CORPORATION OF ILLINOIS, AS LESSOR AND 840 LAKE SHORE DRIVE, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, AS LESSEE, DATED AS OF JUNE 31, 2000, WHICH LEASE WAS RECORDED AUGUST 2, 2000 AS DOCUMENT 000584667 AND RE-RECORDED AUGUST 11, 2000 AS DOCUMENT NUMBER 00614549 AND AS AMENDED BY AMENDMENT TO GROUND LEASE RECORDED MARCH 2, 2001 AS DOCUMENT NUMBER 0010169900 AND SECOND AMENDMENT TO GROUND LEASE RECORDED MAY 20, 2004 AS DOCUMENT NUMBER 0414131096 AND BY UNIT SUBLEASE RECORDED MAY 21, 2004 AS DOCUMENT NUMBER 0414242190 WHICH LEASE, AS AMENDED, DEMISES THE LAND (AS HEREINAFTER DESCRIBED) FOR A TERM OF 99 YEARS COMMENCING JULY 31, 2000 (EXCEPT THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND); AND (B) OWNERSHIP OF THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE FOLLOWING DESCRIBED LAND: LOT 2 IN THE RESIDENCES ON LAKE SHORE PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF LOTS 91 TO 98 IN LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCKS 14 AND 20 IN CANAL TRUSTEE'S SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0414131100, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO THE USE OF 539, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM, AFORESAID.

**PARCEL 3:**

UNITS P2 AND P3 IN THE 270 EAST PEARSON GARAGE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: (AS HEREINAFTER DESCRIBED) TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, WHICH UNIT AND COMMON ELEMENTS ARE COMPRISED OF:

(A) THE LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1.C. OF THE ALTA LEASEHOLD ENDORSEMENT(S) ATTACHED HERETO), CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY NORTHWESTERN UNIVERSITY, A CORPORATION OF ILLINOIS, AS LESSOR, AND 270 EAST PEARSON, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, AS LESSEE, DATED AS OF MAY 20, 2004 WHICH LEASE WAS RECORDED

# UNOFFICIAL COPY

MAY 20, 2004 AS DOCUMENT 0414131097 AS AND BY UNIT SUBLEASES RECORDED MAY 21, 2004 AS DOCUMENT NUMBERS 0414242194 AND 0414242195 WHICH LEASE, AS AMENDED, DEMISES THE LAND (AS HEREINAFTER DESCRIBED) FOR A TERM OF 95 YEARS COMMENCING MAY 2004 (EXCEPT THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND); AND

(B) OWNERSHIP OF THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE FOLLOWING DESCRIBED LAND: LOT 3 IN THE RESIDENCES ON LAKE SHORE PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF LOTS 91 TO 98 IN LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCKS 14 AND 20 IN CANAL TRUSTEE'S SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0414131101, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 4:**

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCELS 1, 2 AND 3 FOR INGRESS, EGRESS, USE, ENJOYMENT AND SUPPORT AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 0414131098.

**PARCEL 5:**

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 3 FOR INGRESS, EGRESS, USE, ENJOYMENT AND SUPPORT AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 0317834091.

**TAX PARCEL NUMBER:** 17-03-228-034-4039; 17-03-228-035-4003; 17-03-228-035-4004

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

270 E. Pearson Street Unit #1501  
Chicago, IL 60611

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

a) Mortgagors:

Sherry B. Marzano a/k/a Sherry Berger Marzano executed the mortgage, however this individual is deceased and is not named as a defendant in this lawsuit

b) Mortgagee:

Washington Mutual Bank, FA

c) Date of mortgage: 9/28/2007

# UNOFFICIAL COPY

d) Date and place of recording:

10/10/2007

Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 0728305093

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  
14-12-08401

Patrick D. Buitts  
ARDC# 6236795

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

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

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

JPMorgan Chase Bank, National Association  
PLAINTIFF

v.

David C. Marzano; Nicole Cochran; Terese  
Finlay; Janee Burke; Anne Fisk; 270 East  
Pearson Condominium Association a/k/a The  
Belvedere Condominiums Association; 270  
East Pearson Garage Condominium  
Association; Unknown Heirs and Legatees of  
Sherri B. Marzano; Unknown Owners and  
Nonrecord Claimants

DEFENDANT

Case No.

12CH013813

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 04/11/2012**, 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  
14-12-08401

Patrick D. Burrill  
ARDC# 6236195  
Office

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.**