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1215357035

Doc#: 1215357035 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 06/01/2012 01:58 PM Pg: 1 of 3

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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

TCF NATIONAL BANK,

Plaintiff,

v.

MARIA RUIZ A/K/A MARIA L. RUIZ; CITIBANK, N.A.
SUCCESSOR IN INTEREST TO CITIBANK (SOUTH
DAKOTA, N.A.); OAKFIELD WEST CONDOMINIUM
ASSOCIATION; UNKNOWN OWNERS AND NON-
RECORD CLAIMANTS.

Defendants.

CASE NO. 12 CH 19125

PROPERTY ADDRESS:
2325 N. NEVA AVENUE
UNIT 111B
CHICAGO, IL 60707

LIS PENDENS NOTICE OF FORECLOSURE

I, the undersigned, do hereby certify that the above-entitled cause for foreclosure was filed in the above-captioned Court on May 31, 2012, is now pending in said court and that the property affected by said cause is described as follows:

- I. The names of all Plaintiffs and case number are set forth above;
- II. The Court in which this action is brought is set forth above;
- III. The names of the title holders of record are as follows: MARIA RUIZ A/K/A MARIA L. RUIZ
- IV. The legal description of the subject premises and information sufficient to identify it with reasonable certainty is as follows:
 - a. Legal Description:

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UNIT 111-'B' IN OAKFIELD WEST CONDOMINIUM AS DELINEATED ON SURVEY OF CERTAIN LOTS AND VACATED ALLEYS ON PARTS THEREON IN MONT CLARE BEING A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, AND THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30 LYING SOUTH OF FULLERTON AVENUE, ALL IN TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'C' TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY NORTHWEST NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST# 1535 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT# 22846239, TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATION AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD, IN THE PERCENTAGE SET FORTH IN SUCH AMENDED DECLARATIONS, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF EACH SUCH AMENDED DECLARATION AS TOUGH CONVEYED HEREBY.

- b. Improved with: CONDOMINIUM
- c. Commonly known as: 2325 N. NEVA AVENUE, UNIT 111B, CHICAGO, IL 60707
- d. Permanent Index No.: 13-31-107-024-1011

V. Identification of the mortgage sought to be foreclosed:

- a. Date of the mortgage: JULY 8, 2005
- b. Type of Instrument: MORTGAGE
- c. Name of the mortgagor(s) or grantor(s): MARIA RUIZ A/K/A MARIA L. RUIZ
- d. Name of the mortgagee, trustee or grantee in the mortgage: TCF NATIONAL BANK
- e. Date of recording or registering: AUGUST 3, 2005
- f. Place of recording or registering: IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS
- g. Identification of recording: DOCUMENT NO. 0522026125

TCF NATIONAL BANK

BY: _____


 SANDRA L. MAKOWKA (ARDC#6286780)
 DAVID T. COHEN & ASSOCIATES, LTD.,
 ONE OF ITS ATTORNEYS

PREPARED BY AND MAIL TO:
 DAVID T. COHEN & ASSOCIATES, LTD.
 ATTORNEY NO. 25602
 ATTORNEYS FOR TCF NATIONAL BANK
 10729 W. 159TH STREET
 ORLAND PARK, ILLINOIS 60467
 (708) 460-7711

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NOTICE OF FILING

PURSUANT TO PREDATORY LENDING DATABASE PILOT PROGRAM

TO:

ILLINOIS DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATION
DIVISION OF BANKING
122 S. MICHIGAN AVENUE
19TH FLOOR
CHICAGO, IL 60603
ATTN: HB 4050 PILOT PROGRAM

PLEASE TAKE NOTICE that on June 1, 2012, I have caused the attached Lis Pendens to be recorded in the Office of the Recorder of Deeds of Cook County, Illinois.

BY:



SANDRA L. MAKOWKA (ARDC# 6286780)
DAVID T. COHEN & ASSOCIATES, LTD.,
ONE OF ITS ATTORNEYS

PROOF OF SERVICE

I, the undersigned, an attorney, certify that a copy of this Notice of Filing shall be served by hand-delivery to the above-entitled address on June 4, 2012.

BY:



SANDRA L. MAKOWKA (ARDC# 6286780)
DAVID T. COHEN & ASSOCIATES, LTD.
ONE OF ITS ATTORNEYS

PREPARED BY AND MAIL TO:

DAVID T. COHEN & ASSOCIATES, LTD.
ATTORNEY NO. 25602
ATTORNEYS FOR PLAINTIFF
10729 W. 159TH STREET
ORLAND PARK, ILLINOIS 60467
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