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Doc#: 1218134067 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/29/2012 01:30 PM Pg: 1 of 4

Property of Cook County Clerk's Office

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

CITIMORTGAGE, INC.,

Plaintiff(s),

vs.

DEMOND SPRAGGS, SPRINGLEAF FINANCIAL  
SERVICES OF ILLINOIS INC. F/K/A AMERICAN  
GENERAL FINANCIAL SERVICES OF ILLINOIS, INC.  
VILLAGE OF RICHTON PARK, UNKNOWN TENANTS,  
UNKNOWN OWNERS AND NON-RECORD  
CLAIMANTS,

Defendant(s).

Case No. 12CH24091

4521 POPLAR AVENUE  
RICHTON PARK, IL 60471

## LIS PENDENS NOTICE

I, the undersigned, do hereby certify that the above entitled cause for foreclosure was filed with the Clerk of the Court on 6-29-2012, and is now pending in said Court and that the property affected by said cause is described as follows:

LOT 411 IN RICHTON HILLS SECOND ADDITION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON FEBRUARY 4, 1969, AS DOCUMENT NUMBER 2434295, AND SURVEYOR'S CERTIFICATE OF CORRECTION THEREOF REGISTERED MARCH 12, 1969, AS DOCUMENT NUMBER 2439592 AND SURVEYOR'S CERTIFICATE OF

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CORRECTION THEREOF REGISTERED ON MAY 6, 1969 AS DOCUMENT NUMBER 2449349, IN COOK COUNTY, ILLINOIS.

Tax Number: 31-27-315-008

Common Address: 4521 POPLAR AVENUE, RICHTON PARK, IL 60471  
in Cook County, Illinois.

1. The names of all Plaintiffs, Defendants and the Case Number are set forth above.
2. The Court in which the action was brought is set forth above.
3. The names of the title holders of record are:  
DEMOND SPRAGGS
4. The legal description is set forth above.
5. The common address of the property is set forth above.
6. Identification of the Mortgage sought to be foreclosed:
  - a. Mortgagors:  
DEMOND SPRAGGS
  - b. Mortgagee:  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS  
NOMINEE FOR AEGIS WHOLESALE CORPORATION
  - c. Date of Mortgage:  
March 11, 2004
  - d. Date and Place of Recording:  
March 22, 2004  
Cook County Recorder's Office
  - e. Document Number:  
0408204149

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- f. Other parties in Interest:  
DEMOND SPRAGGS, SPRINGLEAF FINANCIAL SERVICES OF ILLINOIS INC. F/K/A AMERICAN GENERAL FINANCIAL SERVICES OF ILLINOIS, INC., VILLAGE OF RICHTON PARK NONRECORD CLAIMANTS, UNKNOWN TENANTS and UNKNOWN OWNERS.

Witness my hand and seal of said Court.

BY:   
LAW OFFICES OF IRA T. NEVEL, LLC,  
BY ONE OF ITS ATTORNEYS

RETURN TO:  
LOCK BOX 167

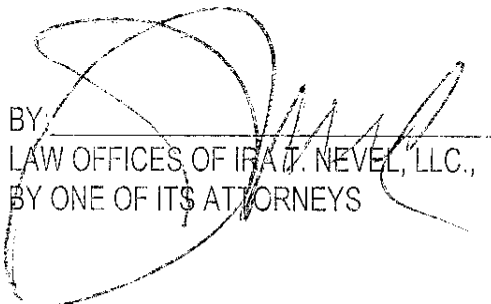
Attorney No. 18837  
**LAW OFFICES OF IRA T. NEVEL, LLC**  
Ira T. Nevel  
Timothy R. Yueill  
Greg Elsnic  
Marny Joy Abbott  
Richard Drezek  
Nathan J. Buikema  
175 North Franklin St. Suite 201  
Chicago, Illinois 60606  
(312) 357-1125  
RA

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## CERTIFICATE OF SERVICE BY MAIL

The undersigned Attorney, certify that a copy of this Lis Pendens has been simultaneously mailed to the Illinois Department of Financial & Professional Regulation, Division of Banking, 122 S. Michigan Avenue, 19<sup>th</sup> Floor, Chicago, Illinois 60603 Attn: HB 4050 Pilot Program, with proper postage prepaid.

BY:   
LAW OFFICES OF IRA T. NEVEL, LLC.,  
BY ONE OF ITS ATTORNEYS

RETURN TO:  
LOCK BOX 167

Attorney No. 18837  
**LAW OFFICES OF IRA T. NEVEL, LLC**  
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Timothy R. Yueill  
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