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Doc#: 1218716009 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/05/2012 12:19 PM Pg: 1 of 5

WWR # 10088648

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

U.S. BANK NATIONAL ASSOCIATION
ND

Plaintiff,

vs.

DERRELL NICKERSON, UNKNOWN
OWNERS AND NONRECORD
CLAIMANTS, CAPITAL ONE BANK
(USA), NA

Defendants.

CASE NO: 12 CH 16649

PROPERTY ADDRESS:
1625 21st Place
Sauk Village, IL 60411

LIS PENDENS

WELTMAN, WEINBERG & REIS CO., L.P.A., attorneys of record for the Plaintiff, do hereby certify that the above-mentioned action was filed in the Circuit Court of Cook County, Illinois, County Department - Chancery Division, on MAY 4, 2012 and certify the following information as required by Section 15-1503 of the Illinois Mortgage Foreclosure Law

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i) The name of all Plaintiffs and the case number:

U.S. BANK NATIONAL ASSOCIATION ND

Case No: 12 CH 16649

ii) The Court in which the action was brought:

Circuit Court of Cook County, Illinois, County Department - Chancery
Division,

iii) The name of the title holder of record:

Derrell Nickerson

iv) The legal description of the real estate:

LOT 24 IN BLOCK 6 IN SURREYBROOK, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 19, 1973, AS DOCUMENT NUMBER 22296201, IN COOK COUNTY, ILLINOIS.

v) The common address of the real estate:

1625 216th Place, Sauk Village, IL 60411

vi) Information concerning mortgage:

A. Nature of instrument:

Mortgage

B. Date of Mortgage:

February 21, 2006

C. Name of Mortgagor:

Derrell Nickerson

D. Name of Mortgagee:

U.S. BANK NATIONAL ASSOCIATION ND

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E. Date and place of recording:

March 7, 2006; Office of the Recorder of Deeds, Cook County,
Illinois

F. Identification of recording:

as Document No. 0606602008

G. Interest subject to the Mortgage:

Fee Simple

H. Amount of original indebtedness, including subsequent advances
made under the Mortgage:

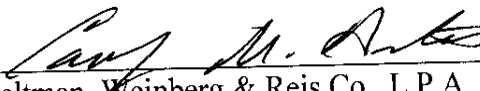
\$140,000.00

This instrument was prepared by and mail to:

Carolyn Artus
180 N. LaSalle Street Suite 2400
Chicago, IL 60601

ARDC No.: 6216003

PARCEL NO. 32-25-113-024-0000



Weltman, Weinberg & Reis Co., L.P.A.
Attorneys for Plaintiff
180 N. LaSalle Street Suite 2400
Chicago, IL 60601
Telephone: 312-782-9676
Cook Atty. ID No. 31495

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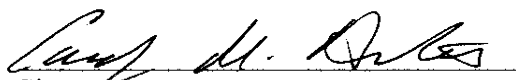
**COMPLIANCE WITH PREDATORY LENDING DATABASE SECTION OF
RESIDENTIAL REAL PROPERTY DISCLOSURE ACT**

TO: Illinois Department of Financial and Professional Regulation
Attn: HB4050 Pilot Program
122 S. Michigan Avenue, 19th Floor
Chicago, IL 60603

CERTIFICATION

I, Carolyn Artus, attorney, certify that I prepared this notice on April 27, 2012, 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

Carolyn Artus
Weltman, Weinberg & Reis Co., L.P.A.
180 N. LaSalle Street Suite 2400
Chicago, IL 60601
Telephone: 312-782-9676
Facsimile: 312-782-4201
ARDC No: 6216003
Cook Atty. ID No. 31495

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CERTIFICATE OF SERVICE

The undersigned being first duly sworn on oath, deposes and states that he has mailed or will promptly mail, upon receipt, a copy of the recorded Lis Pendens attached hereto to the Illinois Department of Financial and Professional Regulation, Division of Banking, at 122 S. Michigan Avenue, 19th Floor, Chicago, IL 60603, Attn: HB4050 Pilot Program.


Signature

Signed and Sworn to before me
This 19 day of June, 2012.




Notary Public

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