

UNOFFICIAL COPY



Doc#: 1220131107 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 07/19/2012 04:19 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.

UGUR HEPEROL , KEMAL M. CANTORAY,
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC., CHARTER ONE BANK, N.A.
REGATTA CONDOMINIUM ASSOCIATION, UNKNOWN
TENANTS, UNKNOWN OWNERS AND NON-RECORD
CLAIMANTS,

Defendant(s).

Case No. 12 CH 27472

420 EAST WATERSIDE DRIVE, 403-
G
CHICAGO, IL 60601

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 7-19-2012, and is now pending in said Court and that the property affected by said cause is described as follows:

PARCEL 1:
UNIT 403 AND PARKING SPACE UNIT P-331, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-197, A LIMITED COMMON ELEMENT, IN THE REGATTA CONDOMINIUM, AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE:

LOT 6 AND THE EAST 20 FEET OF LOT 5 IN LAKESHORE EAST SUBDIVISION OF PART OF THE UNSUBDIVIDED LANDS LYING EAST OF AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO, SAID ADDITION BEING IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 4, 2003 AS DOCUMENT 0030301045, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 15, 2006 AS DOCUMENT NUMBER

S
P
S
S
INT

S	X
P	4
S	N
S	
INT	

UNOFFICIAL COPY

0622717054, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, INCLUDING EASEMENTS FOR ACCESS TO IMPROVEMENTS BEING CONSTRUCTED OVER TEMPORARY CONSTRUCTION EASEMENT AREAS, FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS ON, OVER, THROUGH AND ACROSS THE STREETS, AND TO UTILIZE THE UTILITIES AND UTILITY EASEMENTS, ALL AS MORE PARTICULARLY DEFINED, DESCRIBED AND CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST MADE BY AND BETWEEN LAKESHORE EAST LLC, LAKESHORE EAST PARCEL P LLC, AND ASN LAKESHORE EAST LLC DATED AS OF JUNE 26, 2002 AND RECORDED JULY 2, 2002 AS DOCUMENT 0020732020, AS AMENDED FROM TIME TO TIME.

PARCEL 3:
NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS RECORDED AUGUST 15, 2006 AS DOCUMENT NUMBER 0622717053 FOR SUPPORT, COMMON WALLS, CEILINGS AND FLOORS, EQUIPMENT AND UTILITIES, INGRESS AND EGRESS, MAINTENANCE AND ENCROACHMENTS, OVER THE LAND DESCRIBED THEREIN. (SAID BURDENED LAND COMMONLY REFERRED TO IN THE AFOREMENTIONED DECLARATION AS THE "RETAIL PARCEL.")

THIS MORTGAGE ALSO HEREBY GRANTS TO THE MORTGAGEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHT AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFITS OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM.

THIS MORTGAGE IS SUBJECT TO ALL RIGHTS, EASEMENTS AND COVENANTS, PROVISIONS, AND RESERVATION CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Tax Number: 17-10-400-035-1018 and 17-10-400-035-1654 (17-10-318-048 AND 17-10-400-019 UNDERLYING PINS)

Common Address: 420 EAST WATERSIDE DRIVE, 403-G, CHICAGO, IL 60601

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:
UGUR HEPEROL AND KEMAL M. CANTORAY
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:

UNOFFICIAL COPY


- a. Mortgagors:
UGUR HEPEROL AND KEMAL M. CANTORAY
- b. Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS
NOMINEE FOR CITIMORTGAGE, INC.
- c. Date of Mortgage:
September 25, 2006
- d. Date and Place of Recording:
October 2, 2006
Cook County Recorder's Office
- e. Document Number:
0627535163
- f. Other parties in Interest:
UGUR HEPEROL, KEMAL M. CANTORAY, MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC., CHARTER ONE BANK, N.A.,
REGATTA CONDOMINIUM ASSOCIATION 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. Yuell 
 Greg Elsnic
 Marny Joy Abbott
 Richard Drezek
 Nathan J. Buikema
 175 North Franklin St. Suite 201
 Chicago, Illinois 60606
 (312) 357-1125
 GP

UNOFFICIAL COPY

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, 19th 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
Ira T. Nevel
Timothy R. Yuell
Greg Elsnic
Marny Joy Abbott
Richard Drezek
Nathan J. Buikema
175 North Franklin St. Suite 201
Chicago, Illinois 60606
(312) 357-1125
GP

Property of Cook County Clerk's Office