

# UNOFFICIAL COPY



Doc#: 1221616095 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/03/2012 04:05 PM Pg: 1 of 4

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**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.

Nelson Salva; JPMorgan Chase Bank, NA; Park Avenue  
Luxury Condominium Association; Unknown Owners  
and Nonrecord Claimants

DEFENDANTS

No. 12 CH 029324  
6560 W. Diversey Avenue Unit #605  
Chicago, IL 60707

## 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 JUL 31 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:  
Nelson Salva
- (iv) The legal description is:

PARCEL A:

UNIT 605-D IN THE PARK AVENUE LUXURY CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:



Firefly Legal IL Inc.

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PARCEL "1":

LOT 109 IN SECOND ADDITION TO MONT CLARE GARDENS, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 (EXCEPT THAT PART TAKEN FOR RAILROAD) IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL "2":

THAT PART OF THE 50 FOOT WIDE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RAILROAD LYING NORTH OF THE NORTH LINE OF W. DIVERSEY AVENUE, LYING SOUTH OF THE SOUTH LINE OF W. GEORGE STREET AND LYING WEST OF AND ADJOINING LOT 109 IN THE SECOND ADDITION TO MONT CLARE GARDENS, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 30 AND LYING EAST OF AND ADJOINING LOTS 118, 131, 132 AND 146 TOGETHER WITH ALL ALLEYS ADJOINING SAID LOTS, TAKEN AS ONE TRACT IN THE FIRST ADDITION TO MONT CLARE GARDENS, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 (EXCEPT THAT PART TAKEN FOR RAILROAD) OF SECTION 30, ALL IN TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THEREFROM THE WEST 23.50 FEET OF THE SOUTH 125.0 FEET OF SAID RAILROAD RIGHT OF WAY), IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0613532105 AND AMENDED AS DOCUMENT 0620534081, AND AS FURTHER AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL B:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-32 AND STORAGE SPACE S-32, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT 0613532105 AND AS AMENDED BY DOCUMENT 0620534081.

**TAX PARCEL NUMBER:** 13-30-228-021-1149

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

6560 W. Diversey Avenue Unit #605  
Chicago, IL 60707

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

a) Mortgagors:  
Nelson Salva

b) Mortgagee:  
JPMorgan Chase Bank, N.A.

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c) Date of mortgage: 8/6/2010

d) Date and place of recording:

9/17/2010

Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 1026035057

SIGNATURE: Jennifer M. VanderWagen  
Attorney of Record

Jennifer M. Vander Wagen  
ARDC # 6256252

**THIS DOCUMENT WAS PREPARED BY:**

**MAIL TO: BOX 70**

MAIL TO: CODILIS & ASSOCIATES, P.C.  
Attorneys for Plaintiff  
15V/C30 North Frontage Road, Suite 100  
Burr Ridge, IL 60527  
(630) 794-5300  
14-12-15119

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

Property of Cook County Clerk's Office

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PLAINTIFF

v.

Nelson Salva; JPMorgan Chase Bank, NA;  
Park Avenue Luxury Condominium  
Association; Unknown Owners and Nonrecord  
Claimants

DEFENDANT

Case No.

12CH029324

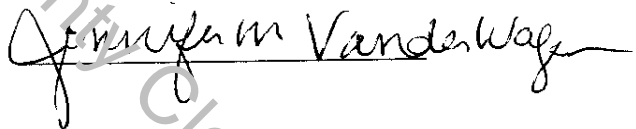
NOTICE OF FILING PURSUANT TO  
PREDATORY LENDING

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 08/01/2012, 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  
**14-12-15119**

Jennifer M. Vander Wagen  
ARDC # 6256252

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: \_\_\_\_\_