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LIS PENDENS NOTICE

Doc#: 1304410145 Fee: \$44.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/13/2013 04:33 PM Pg: 1 of 4

STATE OF ILLINOIS
COOK COUNTY

IN THE CIRCUIT COURT
OF COOK COUNTY

COOK COUNTY, ILLINOIS

Type or Print Complete Information

[Reserved for Recorder's Use Only]

F13010147]
Freedom Mortgage Corporation]
]
Plaintiff,]
vs.]
Lavenia J. Galloway; Seaway Bank and Trust Company as]
Trustee under the provisions of a Trust Agreement dated the]
14th day of March, 2008 and known as Trust Number]
200801; Unknown Beneficiaries of Seaway Bank and Trust]
Company as Trustee under the provisions of a Trust]
Agreement dated the 14th day of March 2008 and known as]
Trust Number 200801; Drexel Park Condominium]
Association aka Drexel Park Condominium Residences]
Association; Unknown Owners and Non-Record Claimants]
Defendants.]

CASE NO. 13 01-1 21003

Filed With The Court:

2/8/13

LIS PENDENS AND NOTICE OF FORECLOSURE

I, the undersigned, do hereby certify that I caused the above entitled mortgage foreclosure action to be filed in the above referenced circuit court and that the property affected by said cause is described as follows: SEE ATTACHED LEGAL DESCRIPTION

P.I.N. 20-11-113-030-1006

- (i) The names of all plaintiffs, defendants and the 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: Seaway Bank and Trust Company as Trustee under the provisions of a Trust Agreement dated the 14th day of March, 2008, and known as Trust Number 200801
- (iv) The legal description is set forth below.
- (v) The common address or location of the property is: 5044 South Drexel Boulevard, Unit 3B, Chicago, Illinois 60615
- (vi) Identification of the mortgage sought to be foreclosed
 - a) Mortgagors: Lavenia J. Galloway
 - b) Mortgagee: Freedom Mortgage Corporation

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- c) Date of mortgage: September 25, 2009
- d) Date and place of recording:
October 7, 2009 in the office of the Recorder of Deeds or Registrar of Titles
- e) Document number: 0928008014

Recording document identification:

The undersigned further certifies pursuant to 735 ILCS 5/15-1218:

- (a) The name and address of the party plaintiff making said claim and asserting said mortgage is:
Freedom Mortgage Corporation
- (b) Said plaintiff claims a mortgage lien upon said real estate: 5044 South Drexel Boulevard, Unit 3B,
Chicago, Illinois 60615
- (c) The nature of said claim is the mortgage and foreclosure action described above.
- (d) The names of the persons against whom said claim is made are:
Lavenia J. Galloway; Seaway Bank and Trust Company as Trustee under the provisions of a Trust Agreement dated the 14th day of March, 2008 and known as Trust Number 200801; Unknown Beneficiaries of Seaway Bank and Trust Company as Trustee under the provisions of a Trust Agreement dated the 14th day of March 2008 and known as Trust Number 200801; Drexel Park Condominium Association aka Drexel Park Condominium Residences Association;
- (e) The legal description of said real estate appears below.
- (f) The name and address of the person executing this notice appears below.
- (g) The name and address of the person who prepared this notice appears below.


Jonathan Nusgart
One of its attorneys

Prepared by:

FREEDMAN ANSELMO LINDBERG LLC

1807 W. Diehl Rd., Ste 333

Naperville, IL 60563

EMAIL: foreclosurenotice@fal-illinois.com

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Attorney No. Cook 26122, DuPage 42005, Kane 031-26104,

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Bryan D. Hughes- 6300070, Ann W. Lopez- 6190037, Jonathan Nusgart- 6211908,

William B. Kalbac- 6301771, G. Stephen Caravajal, Jr. - 6284718, Christopher Iaria- 6301746,

Christopher Weldon- 6287653, Michael Anselmo- 6307649, Teena Thomas- 6304145

Molly Glanz- 6307821, Colin Winters- 6297980, John A. Blatt- 6301494, Nisha Parikh- 6298613

Return To:

Firefly Legal

19150 S. 88th Ave.

Mokena, IL 60448

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LEGAL DESCRIPTION:

UNIT NUMBER 5044C IN THE DREXEL PARK CONDOMINIUM RESIDENCES AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF LOTS 9 AND 10 TAKEN AS A TRACT DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID TRACT 129.7 FEET WEST OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID TRACT 26 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF TRACT, 6 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF TRACT 65 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF TRACT 25.98 FEET, MORE OR LESS, TO A POINT ON A LINE 30 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF TRACT; THENCE NORTH ALONG SAID PARALLEL LINE 23 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF TRACT 30 FEET TO A POINT ON THE WEST LINE OF TRACT; THENCE NORTH ALONG THE WEST LINE OF TRACT OF THE NORTHWEST CORNER OF TRACT; THENCE EAST TO THE NORTHEAST CORNER OF TRACT; THENCE SOUTH TO THE SOUTHEAST CORNER OF TRACT; THENCE WEST TO THE PLACE OF BEGINNING, ALL IN ROZET'S RESUBDIVISION OF BLOCK 7 IN DREXEL AND SMITH'S SUBDIVISION OF THE WEST HALF 1/2 OF THE NORTHWEST QUARTER AND THE WEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS: EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON NOVEMBER 20, 1996 AS DOCUMENT NO. 96887048 TOGETHER WITH AN UNDIVIDED PERCENTAGE OF INTEREST IN THE COMMON ELEMENTS AND COMMON FACILITIES APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION.

Cook County Clerk's Office

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CERTIFICATE OF SERVICE OF LIS PENDENS ON THE ILLINOIS DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATION

AFFIDAVIT

State of Illinois)
) SS
County of Cook)

I, Hannah McKinney, on oath do hereby depose and state that I served a copy of the attached Lis Pendens to the Illinois Department of Financial and Professional Regulation at 122 S. Michigan Ave., Suite 1900, Chicago, IL 60603, on 2/23/13.

Hannah McKinney

CERTIFICATION

Under penalties as provided by law pursuant to 735 ILCS 5/1-109, the undersigned certifies that the statements set forth in this instrument are true and correct, except as to matters therein stated to be on information and belief and as to such matters the undersigned certifies as aforesaid that he verily believes the same to be true.

Hannah McKinney

Property of Cook County Clerk's Office