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Doc#: 1305041013 Fee: \$42.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/19/2013 09:40 AM Pg: 1 of 3

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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.

Alexandr Kotliar; Nataliya Kuchinska; Citibank, N.A.;  
Pepper Tree Farms Improvement Association; Unknown  
Owners and Nonrecord Claimants

DEFENDANTS

No. 13 CH 003975

60 E. Garden Avenue  
Palatine, IL 60067

**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 **FEB 08 2013**, 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:  
Alexandr Kotliar  
Nataliya Kuchinska
- (iv) The legal description is:

LOT 25 IN BLOCK 3 IN PEPPER TREE FARMS UNIT NUMBER 1, BEING A SUBDIVISION IN THE WEST HALF OF THE NORTHWEST QUARTER IF SECTION 11, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS PER PLAT DOCUMENT NUMBER 20484686, ALL IN COOK COUNTY, ILLINOIS.



United Processing, Inc.

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**TAX PARCEL NUMBER:** 02-11-108-025

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

60 E. Garden Avenue  
Palatine, IL 60067

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

a) Mortgagors:

Alexandr Kotliar  
Natalya Kuchinska

b) Mortgagee:

American United Mortgage

c) Date of mortgage: 7/22/2003

d) Date and place of recording:

9/17/2003

Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 0326050191

SIGNATURE: \_\_\_\_\_

Attorney of Record

Thomas J. Bolozak  
ARDC#6188765

**THIS DOCUMENT WAS PREPARED BY:**

**MAIL TO: BOX 70**

MAIL TO: CODILIS & ASSOCIATES, P.C.  
Attorneys for Plaintiff  
15W030 North Frontage Road, Suite 100  
Burr Ridge, IL 60527  
(630) 794-5300  
14-13-03191

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

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

JPMorgan Chase Bank, National Association  
PLAINTIFF

v.

Alexandr Kotliar; Nataliya Kuchinska;  
Citibank, N.A.; Pepper Tree Farms  
Improvement Association; Unknown Owners  
and Nonrecord Claimants

DEFENDANT

Case No. 13CH 003975

60 E. Garden Avenue  
Palatine, IL 60067

## 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 02/08/2013, we have caused the attached Lis Pendens to be sent for recording with the Cook County Recorder, Illinois.**

Codilis & Associates, P.C.

By:  Thomas J. Polozak  
ARDC#6193705

Codilis & Associates, P.C.  
Attorney for Plaintiff  
15W030 North Frontage Road, Suite 100  
Burr Ridge, IL 60527  
Attorney Number: #21762  
Cook #21762  
14-13-03191

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: \_\_\_\_\_

United Processing, Inc.