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Doc#: 1308729038 Fee: \$42.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/28/2013 12:41 PM Pg: 1 of 3

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

CITIBANK N.A F/K/A CITIBANK, FSB,
Plaintiff(s),

vs.

JOSEPH E. SIMON, THERESA BALAGTAS SIMON,
BANK OF AMERICA, N.A., 3712 N. FREMONT
CONDOMINIUM ASSOCIATION, UNKNOWN
TENANTS, UNKNOWN OWNERS AND NON RECORD
CLAIMANTS,

Defendant(s).

Case No. 13 CH08032

3712 NORTH FREMONT STREET,
UNIT 1
CHICAGO, IL 60613

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 3-25-2013, and is now pending in said Court and that the property affected by said cause is described as follows:

PARCEL 1:
UNIT 1 AND P-1 IN THE 3712 N. FREMONT CONDOMINIUMS AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 4 IN BLOCK 6 OF THE WILLIAM WENDORF'S SUBDIVISION OF THE EAST 120.2 FEET OF THE SOUTH 224 FEET OF BLOCK 10 OF LAFLIN SMITH AND DYER'S SUBDIVISION IN SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, HEREINAFTER REFERRED TO AS "PARCEL", WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM EXECUTED OCTOBER 28, 1999 BY JOSEPH E. SIMON AND THERESA BALAGTAS-SIMON AND RECORDED IN THE RECORDER OF DEEDS OF COOK COUNTY ON OCTOBER 29, 1999 AS DOCUMENT NUMBER 09018403, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL.

PARCEL 2:
AN EASEMENT FOR INGRESS AND EGRESS (OR PARKING) AS SET FORTH IN THE DECLARATION OF CONDOMINIUM DATED OCTOBER 28, 1999 AND RECORDED OCTOBER 29, 1999 AS DOCUMENT NUMBER 09018403, AND SHOWN ON THE PLAT ATTACHED TO SAID DECLARATION AS EXHIBIT "A" RESERVING TO GRANTOR, ITS SUCCESSORS AND OR ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN AND THE RIGHT TO GRANT SAID RIGHTS AND EASEMENTS

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IN CONVEYANCES AND SAID MORTGAGES OF SAID REMAINING PARCELS OR ANY OF THEM, IN COOK COUNTY, ILLINOIS.

Tax Number: 14-20-221-047-1001 AND 14-20-221-047-1004 (14-20-221-034-0000 UNDERLYING PIN)

Common Address: 3712 NORTH FREMONT STREET, UNIT 1, CHICAGO, IL 60613
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:
JOSEPH E. SIMON AND THERESA BALAGATAS SIMON
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:
 - a. Mortgagors:
JOSEPH E. SIMON AND THERESA BALAGATAS SIMON
 - b. Mortgagee:
CITIBANK FEDERAL SAVINGS BANK
 - c. Date of Mortgage
February 3, 2000
 - d. Date and Place of Recording:
February 17, 2000 AND RE-RECORDED ON MARCH 21, 2013
Cook County Recorder's Office
 - e. Document Number:
00120779 AND RE-RECORDED AS DOCUMENT NUMBER 1308029085
 - f. Other parties in Interest:
BANK OF AMERICA, N.A., 3712 N. FREMONT CONDOMINIUM
ASSOCIATION, JOSEPH E. SIMON, THERESA BALAGATAS SIMON
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
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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: *Brian D. Nevel*
LAW OFFICES OF IRA T. NEVEL, LLC.,
BY ONE OF ITS ATTORNEYS

RETURN TO:
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