

# UNOFFICIAL COPY



Doc#: 1309341107 Fee: \$42.00  
RHSP Fee: \$10.00 Affidavit Fee:  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/03/2013 02:38 PM Pg: 1 of 3

-----  
**Above space for Recorder's Use Only**

Cook County #21762

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

CitiMortgage, Inc.

PLAINTIFF

Vs.

Fabian N. Phillips; Unknown Owners and Nonrecord  
Claimants

DEFENDANTS

No. 13 CH

008348

16730 Claire Lane  
South Holland, IL 60473

## 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 **MAR 27 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:  
Fabian N. Phillips
- (iv) The legal description is:

LOT 34 IN CHAPMAN'S FIFTH ADDITION TO TULIP TERRACE, BEING A SUBDIVISION OF PART OF LOT 7 IN COUNTY CLERK'S DIVISION OF THE SOUTH EAST 1/4 OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



United Processing, Inc.

**UNOFFICIAL COPY****TAX PARCEL NUMBER:** 29-22-405-005

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

16730 Claire Lane  
South Holland, IL 60473

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

a) Mortgagors:

Maudell V. Phillips executed the mortgage, however this individual is deceased and is not named as a defendant in this lawsuit

Fabian N. Phillips

b) Mortgagee:

CitiMortgage, Inc.

c) Date of mortgage: 7/30/2004

d) Date and place of recording:

8/12/2004

Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 0422508079

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

Attorney of Record

Claire B. Krohn

ARDC # 6303765

**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  
14-12-37323

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

# UNOFFICIAL COPY

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

CitiMortgage, Inc.

PLAINTIFF

Vs.

Fabian N. Phillips; Unknown Owners and Nonrecord  
Claimants

DEFENDANTS

No. 13 CH

008348

16730 Claire Lane  
South Holland, IL 60473

## NOTICE OF FILING PURSUANT TO PREDATORY LENDING DATABASE ACT

TO: Illinois Department of Financial and Professional Regulation  
Division of Banking  
100 W. Randolph, 9th Floor, Chicago, IL 60603  
Attn: **Anti Predatory Lending Database (APLD)**

**PLEASE TAKE NOTICE** that on 03/25/2013, we have caused the attached Lis Pendens to be sent for recording with the Cook County Recorder, Illinois.

Codilis & Associates, P.C.

By: \_\_\_\_\_

Claire B. Krohn  
ARDC #16303765

Codilis & Associates, P.C.  
Attorney for Plaintiff  
15W030 North Frontage Road, Suite 100  
Burr Ridge, IL 60527  
Attorney Number: #21762  
Cook #21762  
14-12-37323

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 4/1/13.

By: \_\_\_\_\_

**United Processing, Inc.**