

# UNOFFICIAL COPY



Doc#: 1310934050 Fee: \$42.00  
RHSP Fee: \$10.00 Affidavit Fee:  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/19/2013 10:19 AM Pg: 1 of 3

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

FLAGSTAR BANK, FSB,	)	
Plaintiff,	)	NO. <b>BCH 10278</b>
v.	)	Property Address: 15829 Albany Ave
SHALAMARR ROWAN; UNKNOWN	)	Markham, IL 60426
HEIRS AND LEGATEES OF SHALAMARR)	)	
ROWAN; UNKNOWN OWNERS and	)	
NON-RECORD CLAIMANTS,	)	
Defendants.	)	

### NOTICE OF FORECLOSURE LIS PENDENS

I, the undersigned, do hereby certify that the above entitled cause was filed in the above Court on 04-17-2013, for Foreclosure and is now pending in said Court.

AND FURTHER SAYETH:

1. Names of Title Holders of Record:

Shalamarr Rowan

2. The following Mortgage is sought to be foreclosed:

Mortgage dated February 5, 2010 and recorded February 18, 2010 as Document No. 1004912259, in Cook County Recorder of Deeds, by and between Shalamarr Rowan, an unmarried person, as mortgagor (s), and Mortgage Electronic Registration Systems Inc. as nominee for Diamond Residential Mortgage Corp as mortgagee.

3. Said Mortgage encumbers the following described property:

LOTS 8, 9, AND 10 IN BLOCK 6 IN CROISSANT PARK 8TH ADDITION, AS SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 36, NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE

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INDIAN BOUNDARY LINE, AS PER PLAT THEREOF RECORDED  
IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK  
COUNTY, ILLINOIS ON MAY 21, 1926, AS DOCUMENT NUMBER  
9282048, ALL IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 15829 Albany Ave, Markham, IL 60426

Tax I.D.#: 28-13-326-008-0000, 28-13-326-009-0000, 28-13-326-010-0000

By: Rafal Kopycinski

Municipality or County may contact the below with concerns about the property:

Grantee or Mortgagee: Flagstar Bank, FSB  
Contact: Aaron Wright  
Address: 5151 Corporate Dr., Troy, MI 48098  
Telephone Number: 248.312.2029

PREPARED BY AND WHEN RECORDED RETURN TO:  
POTESTIVO & ASSOCIATES, P.C.

Potestivo & Associates, P.C.  
Keith Werwas (ARDC #6291042)  
Kimberly J. Goodell (ARDC #6305436)  
Ashley K. Rasmussen (ARDC#6308095)  
David F. Pustilnik (ARDC#6300609)  
Caleb J. Halberg (ARDC#6306089)  
Rafal H. Kopycinski (ARDC# 6309464)  
223 W. Jackson Blvd., Suite 610  
Chicago, Illinois 60606  
Telephone: (312) 263-0003  
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Cook County Firm ID #: 43932  
DuPage County Firm ID #: 223623  
Attorneys for Flagstar Bank, FSB  
Our File No.: C13-78969

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State of Illinois

Atty No. 6309464

County of Cook

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Plaintiff, )  
v. )  
SHALAMARR ROWAN; UNKNOWN )  
HEIRS AND LEGATEES OF SHALAMARR )  
ROWAN; UNKNOWN OWNERS and )  
NON-RECORD CLAIMANTS, )  
Defendants. )

NO. 13 CH 10278

Property Address: 15829 Albany Ave  
Markham, IL 60428

JUDGE:

**COMPLIANCE WITH PREDATORY LENDING DATABASE  
SECTION OF RESIDENTIAL REAL PROPERTY DISCLOSURE ACT**

To: Illinois Department of Financial and  
Professional Regulation  
100 W. Randolph, 9th Floor  
Chicago, IL 60601

**CERTIFICATION**

I Rafal Kopycinski attorney, certify that I prepared this notice on April 12, 2013  
to be filed along with a copy of the Lis Pendens notice with the above entitled address.

- (X) Under penalties as provided by law pursuant to 735 ILCS 5/1-109, I certify that the statements set forth herein are true and correct.

Rafal Kopycinski