



Doc#: 1311541176 Fee: \$44.00
RHSP Fee:\$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/25/2013 04:14 PM Pg: 1 of 4

Above space for Recorder's Use Only

Cook County #21762

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

Wells Fargo Bank, N.A.

PLAINTIFF

Vs.

Nimesh A. Bhagat; Sejal Bhagat; 3234 North California
Condominium Association; Unknown Owners and
Nonrecord Claimants

DEFENDANTS

No. 13 CH **010623**

3234 N. California Street Unit #3S
Chicago, IL 60618

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 **APR 22 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:
Nimesh A. Bhagat
- (iv) The legal description is:

PARCEL 1:

UNIT 3S, IN THE 3234 NORTH CALIFORNIA CONDOMINIUM ASSOCIATION AS
DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL
ESTATE:



UNOFFICIAL COPY

LOTS 30 AND 29 (EXCEPT THE NORTH 3 FEET THEREOF) IN BELMONT AND ELSTON AVENUE ADDITION TO CHICAGO, A SUBDIVISION IN THE SOUTH 1/2 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, RECORDED DECEMBER 7, 2006 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0634109044, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE PARKING SPACE NUMBER P-3S, A LIMITED COMMON ELEMENT "(LCE)", AS DELINEATED ON THE PLAT OF SURVEY AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT NUMBER 3S AS ARE SET FORTH IN THE DECLARATION; THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN SAID DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE STORAGE UNIT NUMBER S-3S, A LIMITED COMMON ELEMENT "(LCE)", AS DELINEATED ON THE PLAT OF SURVEY AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT NUMBER 3S AS ARE SET FORTH IN THE DECLARATION; THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN SAID DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.

PARCEL 4:

THE EXCLUSIVE RIGHT TO USE OF THE ROOF, A LIMITED COMMON ELEMENT "(LCE)" FOR UNIT 3S, AS DELINEATED ON THE PLAT OF SURVEY AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT NUMBER 3S AS SET FORTH IN THE DECLARATION; THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.

PARCEL 5:

THE EXCLUSIVE RIGHT TO USE OF BALCONY, A LIMITED COMMON ELEMENT "(LCE)" FOR UNIT 3S, AS DELINEATED ON THE PLAT OF SURVEY AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT NUMBER 3S AS SET FORTH IN THE DECLARATION; THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN SAID DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.

TAX PARCEL NUMBER: 13-24-316-035-1006

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

United Processing, Inc.

UNOFFICIAL COPY

3234 N. California Street Unit #3S
Chicago, IL 60618

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

a) Mortgagors:

Nimesh A. Bhagat

b) Mortgagee:

Wells Fargo Bank, N.A.

c) Date of mortgage: 7/26/2012

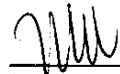
d) Date and place of recording:

3/26/2013

Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 1308545034

SIGNATURE:



Megan E. Murphy

Attorney of Record

ARDC # 6300395

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

14-13-06182

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

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No. 13 CH **010623**

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Chicago, IL 60618

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 APR 24 2013, we have caused the attached Lis
Pendens to be sent for recording with the Cook County Recorder, Illinois.

Codilis & Associates, P.C.

By:  Megan E. Murphy
ARDC# 6300395

Codilis & Associates, P.C.
Attorney for Plaintiff
15W030 North Frontage Road, Suite 100
Burr Ridge, IL 60527
Attorney Number: #21762
Cook #21762
14-13-06182

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 4-25-13.

By: 

United Processing, Inc.