



Doc#: 1325415072 Fee: \$46.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 09/11/2013 01:42 PM Pg: 1 of 5

LIS PENDENS/
NOTICE OF FORECLOSURE

RETURN TO:
Elite Process Serving &
Investigations, Inc.
16106 Route 59, Suite 200
Plainfield, IL 60586

PA1312750

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

CITIMORTGAGE, INC., SUCCESSOR BY MERGER)
WITH ABN AMRO MORTGAGE GROUP, INC.)

PLAINTIFF)

NO. 13CH 20691

) 10 OLD OAK DRIVE APT 106
) BUFFALO GROVE, IL 60089

VS

) JUDGE
)

IGOR NAYSHTUT; OAK CREEK CONDOMINIUM)
HOMEOWNERS ASSOCIATION; SUNBELT)
RENTALS, INC.; UNKNOWN OWNERS AND NON)
RECORD CLAIMANTS ;)

DEFENDANTS)

NOTICE OF FORECLOSURE

I, the undersigned, do hereby certify that the above entitled cause was filed in the above Court on the 9 day of September, 2013, for Foreclosure of a Mortgage and that the property affected by said cause is described as follows:

UNIT 106, AS DELINEATED ON A SURVEY OF PART OF LOT C IN BUFFALO GROVE UNIT NUMBER 7, BEING A SUBDIVISION IN SECTIONS 4 AND 5, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST NUMBER 38157, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 23500200; TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATIONS, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD AND THE PERCENTAGES SET

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FORTH IN SUCH AMENDED DECLARATIONS, WHICH PERCENTANGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF EACH SUCH AMENDED DECLARATION AS THOUGH CONVEYED HEREBY IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 10 OLD OAK DRIVE APT 106
BUFFALO GROVE, IL 60089

The subject mortgage has been recorded/registered as document number:
#0526250055 .

SIGNATURE: Richard M. Rosenba Attorney of Record
PIERCE & ASSOCIATES

TAX NO. 03-04-300-021-1007

DOCUMENT PREPARED BY:
Pierce and Associates
1 North Dearborn, Suite 1300
Chicago, IL 60602
(312) 346-9088 *email: pleadings@attly-pierce.com*

Property of Cook County Clerk's Office

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DEFENDANTS

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

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

CERTIFICATION

I, RICHARD M. ROSENBAUM, an attorney, certify that I reviewed this notice
on SEPTEMBER 6, 2013 to be filed along with a copy of the lis pendens
notice with the above entitled address.

Richard M. Rosenbaum
SIGNATURE

Certification Pursuant to 735 ILCS 5/1-109

Under penalties as provided by law pursuant to Section 1-109 of the
Illinois Code of Civil Procedure, the undersigned certifies that the
statements set forth in this instrument are true and correct, except as to
matters therein stated to be on information and belief and as to such
matters the undersigned certifies as aforesaid that he/she verily believes
the same to be true.

Richard M. Rosenbaum
SIGNATURE

Date: SEPTEMBER 6, 2013

Pierce & Associates, P.C.
1 N. Dearborn, Suite 1300
Chicago, IL 60602

2013 SEP -9 PM 2:20

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312-346-9088

Atty. No. 91220

PA 1312750

email pleadings@sthy-pierce.com

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DEFENDANTS)

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

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

CERTIFICATE OF SERVICE

I, Matt Kanto, certify that I delivered a copy of the lis pendens notice with the above entitled addressee at the above entitled address via hand delivery on 9-11-13.

Matt Kanto
SIGNATURE

Certification Pursuant to 735 ILCS 5/1-109

Under penalties as provided by law pursuant to Section 1-109 of the Illinois Code of Civil Procedure, the undersigned certifies that the statements set forth in this instrument are true and correct, except as to matters therein stated to be on information and belief and as to such matters the undersigned certifies as aforesaid that he/she verily believes the same to be true.

Matt Kanto
SIGNATURE

Date: 9-11-13

Pierce & Associates, P.C.
1 N. Dearborn, Suite 1300
Chicago, IL 60602
312-346-9088
Atty. No. 91220 PA1312750

email: pleadings@attly-pierce.com