

# UNOFFICIAL COPY



## LIS PENDENS NOTICE

Doc#: 1325619155 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/13/2013 04:00 PM Pg: 1 of 4

STATE OF ILLINOIS  
COOK COUNTY

IN THE CIRCUIT COURT  
OF COOK COUNTY

COOK COUNTY, ILLINOIS

Type or Print Complete Information

[Reserved for Recorder's Use Only]

F13080418  
JPMorgan Chase Bank, National Association

Plaintiff,

vs.

Mercedes Aguinaga; Waverly Commons  
Condominiums Association aka Waverly  
Commons Condominiums Association of Elgin;  
Unknown Owners and Non-Record Claimants  
Defendants.

CASE NO. 13 CH 20826

Filed With The Court:

9/10/13

### LIS PENDENS AND NOTICE OF FORECLOSURE

I, the undersigned, do hereby certify that I caused the above entitled mortgage foreclosure action to be filed in the above referenced circuit court and that the property affected by said case is described as follows: SEE ATTACHED LEGAL DESCRIPTION

P.I.N. 06-07-313-045-1001

- (i) The names of all plaintiffs, defendants and the 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: Mercedes Aguinaga
- (iv) The legal description is set forth below.
- (v) The common address or location of the property is: 620 Waverly Drive, Unit A, Elgin, Illinois, 60120
- (vi) Identification of the mortgage sought to be foreclosed

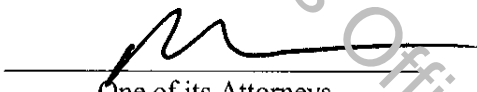
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- a) Mortgagors: Mercedes Aguinaga
- b) Mortgagee: JPMorgan Chase Bank, National Association
- c) Date of mortgage: January 20, 2006
- d) Date and place of recording:  
February 3, 2006 in the office of the Recorder of Deeds or Registrar of Titles
- e) Document number: 0603402337

Recording document identification:

The undersigned further certifies pursuant to 735 ILCS 5/15-1218:

- (a) The name and address of the party plaintiff making said claim and asserting said mortgage is: JPMorgan Chase Bank, National Association
- (b) Said plaintiff claims a mortgage lien upon said real estate: 620 Waverly Drive, Unit A, Elgin, Illinois, 60120
- (c) The nature of said claim is the mortgage and foreclosure action described above.
- (d) The names of the persons against whom said claim is made are:  
Mercedes Aguinaga; Waverly Commons Condominiums Association aka Waverly Commons Condominiums Association of Elgin;
- (e) The legal description of said real estate appears below.
- (f) The name and address of the person executing this notice appears below.
- (g) The name and address of the person who prepared this notice appears below.

  
One of its Attorneys

**Karl V. Meyer**  
**ARDC No. 6220397**

Prepared by:

FREEDMAN ANSELMO LINDBERG LLC  
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Return To:

Firefly Legal  
19150 S. 88th Ave.  
Mokena, IL 60448

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## LEGAL DESCRIPTION:

UNIT 620-A TOGETHER WITH THE EXCLUSIVE RIGHT TO THE USE OF 620-AG; 620-AP AND 620-AS AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF WAVERLY COMMONS CONDOMINIUMS, BEING A PART OF LOTS 1 AND 2 OF AMENDED PLAT OF HIGHFIELD PLACE, AS PER DOCUMENT NO. 25723114 RECORDED JANUARY 2, 1981, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 25, 1986 AS DOCUMENT 86114413 AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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## CERTIFICATE OF SERVICE OF LIS PENDENS ON THE ILLINOIS DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATION

### AFFIDAVIT

State of Illinois                    )  
  ) SS  
County of Cook                    )

I, Christina Hernandez, on oath do hereby depose and state that I served a copy of the attached Lis Pendens to the Illinois Department of Financial and Professional Regulation at the Thompson Center, 100 W. Randolph Street, Chicago, IL 60601, on 9/12/13.

C. Hernandez

### CERTIFICATION

Under penalties as provided by law pursuant to 735 ILCS 5/1-109, 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 verily believes the same to be true.

C. Hernandez

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