

UNOFFICIAL COPY



LIS PENDENS/
NOTICE OF FORECLOSURE

Doc#: 1327439094 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/01/2013 02:25 PM Pg: 1 of 6

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

PA1313594

Property of Cook County Clerk's Office

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

CITIMORTGAGE, INC.

PLAINTIFF

)
)
) NO. 2013 CH 22063
)
) 439 SOUTH TAYLOR AVENUE
) UNIT 1B A/K/A 439 SOUTH
) TAYLOR #1B
) OAK PARK, IL 60302
)

VS

) JUDGE
)
)

SYLVIA CHERRY A/K/A SYLVIA M. CHERRY;
HERITAGE MANOR CONDOMINIUM ASSOCIATION;
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 26 day of September, 2013, for Foreclosure of a Mortgage and that the property affected by said cause is described as follows:

PARCEL 1: UNIT 1B IN HERITAGE MANOR CONDOMINIUMS, AS DELINEATED ON THE SURVEY OF LOTS 59 AND 60 (EXCEPT THE SOUTH 60 FEET OF SAID LOTS 59 AND 60) IN HOUSTON'S SUBDIVISION OF THAT PART LYING SOUTH OF THE WISCONSIN CENTRAL RAILROAD RIGHT OF WAY OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED APRIL 26, 1995 AS DOCUMENT 95275274, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION. PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS RESERVED IN WARRANTY DEED DATED FEBRUARY 1, 1973 RECORDED FEBRUARY

UNOFFICIAL COPY

16, 1973 AS DOCUMENT NUMBER 22223494 OVER AND UPON THE NORTH 4 FEET OF THE SOUTH 60 FEET OF THE WEST 9 FEET OF LOT 59 AND THE NORTH 4 FEET OF THE SOUTH 60 FEET OF LOT 60 IN HOUSTON'S SUBDIVISION AFORESAID FOR INGRESS AND EGRESS ALL IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 439 SOUTH TAYLOR AVENUE UNIT 1B A/K/A 439
SOUTH TAYLOR #1B
OAK PARK, IL 60302

The subject mortgage has been recorded/registered as document number:
#0429441136 .

SIGNATURE: *P. E. Kelly* Attorney of Record
PIERCE & ASSOCIATES

TAX NO. 16-08-321-031-1005

DOCUMENT PREPARED BY:
Pierce and Associates
1 North Dearborn, Suite 1300
Chicago, IL 60602
(312) 346-9088

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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

CITIMORTGAGE, INC.

PLAINTIFF

)
)
) NO.
)
) 439 SOUTH TAYLOR AVENUE
) UNIT 1B A/K/A 439 SOUTH
) TAYLOR #1B
) OAK PARK, IL 60302
)

VS

) JUDGE
)
)

SYLVIA CHERRY A/K/A SYLVIA M. CHERRY;
HERITAGE MANOR CONDOMINIUM ASSOCIATION;
UNKNOWN OWNERS AND NON-RECORD CLAIMANTS

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, _____, an attorney, certify that I reviewed this notice
on 9/25/13 to be filed along with a copy of the lis pendens
notice with the above entitled address.

P. Elstner
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.

P. Elstner
SIGNATURE

Date: 9/25/13

RECORDED 2013 SEP 26 PM 3:42

UNOFFICIAL COPY

Chicago, IL 60602
312-346-9088
Atty. No. 91220
PA 1313594

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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

CITIMORTGAGE, INC.

PLAINTIFF

)
)
) NO. 2013 CH 22063
)
) 439 SOUTH TAYLOR AVENUE
) UNIT 1B A/K/A 439 SOUTH
) TAYLOR #1B
) OAK PARK, IL 60302
)

VS

) JUDGE
)
)

SYLVIA CHERRY A/K/A SYLVIA M. CHERRY;
HERITAGE MANOR CONDOMINIUM ASSOCIATION;
UNKNOWN OWNERS AND NON RECORD CLAIMANTS

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 Koster, 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 9/30/13.

Matt Koster
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 Koster
SIGNATURE

Date: 9/30/13

Pierce & Associates, P.C.
1 N. Dearborn, Suite 1300
Chicago, IL 60602
312-346-9088

UNOFFICIAL COPY

Atty. No. 91220
PA 1313594

Property of Cook County Clerk's Office