

# UNOFFICIAL COPY



Doc#: 1331245064 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/08/2013 01:06 PM Pg: 1 of 4

Property of Cook County Clerk's Office

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

CITIMORTGAGE, INC.,

Plaintiff(s),

vs.

MOHSEN JALILVAND, CITIBANK (SOUTH DAKOTA),  
N.A., FIA CARD SERVICES, N.A., FRANK CATOMER  
D/B/A COPYCAT OFFICE SOLUTIONS, GOLD COAST  
GALLERIA CONDOMINIUM ASSOCIATION, UNKNOWN  
TENANTS, UNKNOWN OWNERS AND NON-RECORD  
CLAIMANTS,

Defendant(s).

Case No. 13 CH 25163

111 W. MAPLE ST., UNIT 1809  
CHICAGO, IL 60610

### LIS PENDENS NOTICE

I, the undersigned, do hereby certify that the above entitled cause for foreclosure was filed with the Clerk of the Court on 11/07/13, and is now pending in said Court and that the property affected by said cause is described as follows:

PARCEL 1: UNIT NO. 1809 IN THE GOLD COAST GALLERIA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF LOTS IN FAY'S SUBDIVISION OF BLOCK 14 IN BUSHNELL'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED

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AS DOCUMENT NUMBER 08139816; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: UNIT NO. 311 IN THE GOLD COAST GALLERIA GARAGE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF LOTS IN FAY'S SUBDIVISION OF BLOCK 14 IN BUSHNELL'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 08139817; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3: EASEMENTS FOR SUPPORT, ENTRY, INGRESS AND EGRESS, USE AND ENJOYMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY THE GRANT AND RESERVATION OF EASEMENTS RECORDED AS DOCUMENT NUMBER 08139815.

Tax Number: 17-04-422-039-1196 and 17-04-422-039-1192

Common Address: 111 W. MAPLE ST., UNIT 1809, CHICAGO, IL 60610

in Cook County, Illinois.

1. The names of all Plaintiffs, Defendants and the Case Number are set forth above.
2. The Court in which the action was brought is set forth above.
3. The names of the title holders of record are:  
MOHSEN JALILVAND
4. The legal description is set forth above.
5. The common address of the property is set forth above.
6. Identification of the Mortgage sought to be foreclosed:
  - a. Mortgagors:  
MOHSEN JALILVAND
  - b. Mortgagee:  
CITIMORTGAGE, INC.
  - c. Date of Mortgage:  
January 22, 2004

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- d. Date and Place of Recording:  
February 5, 2004  
Cook County Recorder's Office
- e. Document Number:  
0403642148
- f. Other parties in Interest:  
CITIBANK (SOUTH DAKOTA) N.A., FIA CARD SERVICES, N.A., FRANK  
CATOMER D/B/A COPYCAT OFFICE SOLUTIONS, GOLD COAST  
GALLERIA CONDOMINIUM ASSOCIATION, MOHSEN JALILVAND  
NONRECORD CLAIMANTS, UNKNOWN TENANTS and UNKNOWN  
OWNERS.

Witness my hand and seal of said Court.

BY: *Brian D. Nevel*  
LAW OFFICES OF IRA T. NEVEL, LLC.,  
BY ONE OF ITS ATTORNEYS

RETURN TO:  
LOCK BOX 167

Attorney No. 18837  
**LAW OFFICES OF IRA T. NEVEL, LLC**  
Ira T. Nevel  
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Pleadings@nevellaw.com  
CW  
# 13-04353

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CERTIFICATE OF SERVICE BY MAIL

13 CH 25163

The undersigned Attorney, certify that a copy of this Lis Pendens has been simultaneously mailed to the Illinois Department of Financial & Professional Regulation, Division of Banking, 122 S. Michigan Avenue, 19<sup>th</sup> Floor, Chicago, Illinois 60603 Attn: HB 4050 Pilot Program and to the Clerk of the City of CHICAGO, with proper postage prepaid.

BY: *Marny Joy Abbott*  
LAW OFFICES OF IRA T. NEVEL, LLC.,  
BY ONE OF ITS ATTORNEYS

RETURN TO:  
LOCK BOX 167

Attorney No. 18837  
**LAW OFFICES OF IRA T. NEVEL, LLC**  
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