

# UNOFFICIAL COPY



Doc#: 1333841120 Fee: \$42.00  
RHSP Fee: \$0.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/04/2013 03:49 PM Pg: 1 of 3

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**Above space for Recorder's User Only**

Cook County #21762

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

Nationstar Mortgage LLC

PLAINTIFF

No. 13 CH 026498

Vs.

Elena Nikolaev; Mikhail Nikolaev; Golf Towers  
Condominium Association; Target National Bank;  
Unknown Owners and Nonrecord Claimants

DEFENDANTS

9001 Golf Road Unit #9C  
Des Plaines, IL 60016

## LIS PENDENS AND NOTICE OF FORECLOSURE

I, the undersigned, do hereby certify that the above-entitled cause was filed in the above Court 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:  
Elena Nikolaev  
Mikhail Nikolaev
- (iv) The legal description is:



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UNIT 9001-9C IN GOLF TOWERS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 535 FEET; THENCE WEST ON A LINE PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 450 FEET, THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 535 FEET, TO THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER THENCE EAST ALONG SAID NORTH LINE 450 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP REGISTERED AS DOCUMENT LR3070205 AND AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

**TAX PARCEL NUMBER:** 09-15-207-037-1029

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

9001 Golf Road Unit #9C

Des Plaines, IL 60016

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

a) Mortgagors:

Elena Nikolaev

Mikhail Nikolaev

b) Mortgagee:

Mortgage Electronic Registration Systems, Inc. as Nominee for Citi Mortgage, Inc.

c) Date of mortgage: 10/5/2007

d) Date and place of recording:

10/22/2007

Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 0729949174

SIGNATURE: \_\_\_\_\_

Attorney of Record

Frederic Deraiche  
ARDC # 6305730

**THIS DOCUMENT WAS PREPARED BY/MAIL TO: BOX 70**

**CODILIS & ASSOCIATES, P.C.**

Attorneys for Plaintiff

15W030 North Frontage Road, Suite 100

Burr Ridge, IL 60527

(630) 794-5300 14-13-29822

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

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DEFENDANTS

No. 13 CH 026498

9001 Golf Road Unit #9C  
Des Plaines, IL 60016

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 a copy of the attached Lis Pendens was filed with the Illinois  
Department of Financial and Professional Regulation Division of Banking.

Codilis & Associates, P.C.

By: 

Frederic Berniche  
JUL 29 2013 11:43 AM

Codilis & Associates, P.C.  
Attorney for Plaintiff  
15W030 North Frontage Road, Suite 100  
Burr Ridge, IL 60527  
Attorney Number: #21762  
Cook #21762  
14-13-29822

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**PROOF OF SERVICE**

I, the undersigned, a non-attorney, certify that a copy of this notice was served by electronic  
transmission on November 29, 2013.

By: 