

# UNOFFICIAL COPY

KMI No. IL-000634



Doc#: 1407944033 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/20/2014 12:01 PM Pg: 1 of 2

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

BANK OF AMERICA N.A.,

Plaintiff,

-vs-

DERRICK C. DAWSON AKA DERRICK DAWSON,  
DREXEL PARC LOFTS CONDOMINIUM  
ASSOCIATION, PORTFOLIO RECOVERY  
ASSOCIATES L.L.C, UNKNOWN OWNERS-TENANTS  
AND NON-RECORD CLAIMANTS,

Defendant(s).

RESIDENTIAL  
MORTGAGE FORECLOSURE

Case No.

14 CH 4803

Calendar No.

62

Property Address:

4537 South Drexel Blvd., Apt 609,  
Chicago, IL 60653

**LIS PENDENS AND NOTICE OF FORECLOSURE**

KOZENY & MCCUBBIN ILLINOIS, LLC, attorneys for the Plaintiff, do hereby state that the above-referenced foreclosure action was filed in the above referenced court on the 20<sup>TH</sup> day of MARCH, 2014 and, pursuant to Section 15-1503 of the Illinois Mortgage Foreclosure Law, further state:

i. The name(s) of the title holder(s) of record: DERRICK C. DAWSON AKA DERRICK DAWSON.

ii. Property that is subject to the foreclosure proceeding:

**LEGAL DESCRIPTION:**

UNIT #609 AND PARKING SPACE P-41 IN THE DREXEL PARK LOFTS CONDOMINIUM AS DELINEATED ON THE SURVEY OF PART OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: LOT 2 IN THE SUBDIVISION OF LOTS 6 AND 7 AND OF BLOCK 5 IN WALKER AND STINSON'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND ALSO,

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PARCEL 2: LOTS 3 AND 4 IN BLOCK 5 IN HALE AND HARRIS SUBDIVISION OF THE NORTH 30.70 FEET OF LOT 8 AND THE SOUTH 69.30 FEET OF LOT 5 IN WALKER AND STINSON'S SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM OWNERSHIP - RECORDED AS DOCUMENT NUMBER 0526932003 IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME..

**COMMONLY KNOWN AS:** 4537 South Drexel Blvd., Apt 609, Chicago, IL 60653.  
**PROPERTY IDENTIFICATION NO:** 20-02-312-054-1047 and 20-02-312-054-1090.

- iii. Information concerning mortgage being foreclosed: Mortgage in the amount of \$201,000.00, including subsequent advances made under the mortgage, given by DERRICK C. DAWSON AKA DERRICK DAWSON to Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Bank, FSB, dated September 21, 2007, and recorded October 11, 2007, as 0728408022 in the Cook County, Illinois Office of the Recorder of Deeds. This loan was subsequently increased to a new principal balance of \$227,733.86 through a loan modification agreement recorded on August 22, 2011 in the office of the Recorder of Deeds, Cook County, Illinois and Document No. 1123408335.

*Joseph Davidson*

**CERTIFICATE OF MAILING AND COMPLIANCE WITH  
 PREDATORY LENDING DATABASE SECTION OF  
 RESIDENTIAL REAL PROPERTY DISCLOSURE ACT 77 ILCS 77/70(g)**

The undersigned attorney, under penalties as provided by law pursuant to Section 1-109 of the Illinois Code of Civil Procedure, certifies that he/she caused a copy of the attached Lis Pendens and Notice of Foreclosure to be mailed for filing with the Illinois Department of Financial and Professional Regulation, Division of Banking, 100 W. Randolph Street, 9th Floor, Chicago, Illinois 60601, with proper postage prepaid.

*Joseph Davidson*

Prepared by and return to:

**Joseph S. Davidson**  
**ARDC # 6301581**

Attorneys for the Plaintiff  
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