

Doc#: 1410534104 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/15/2014 02:17 PM Pg: 1 of 6

LIS PENDENS/  
NOTICE OF FORECLOSURE

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

PA1402229

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

CITIMORTGAGE, INC.

PLAINTIFF

VS

MAUREEN BRODERICK AKA MAUREEN P  
BRODERICK AKA MAUREEN FLANAGAN; COLLEEN  
FLANAGAN AKA COLLEEN A FLANAGAN ;  
MARTIN FLANAGAN AKA MARTIN P FLANAGAN  
AKA MARTIN P FLANAGAN III; THOMAS  
FLANAGAN AKA TOM FLANAGAN; DANIEL  
FLANAGAN AKA DANIEL R FLANAGAN AKA DAN  
FLANAGAN; CHICAGO TITLE LAND TRUST  
COMPANY, AS TRUSTEE UTA DTD 1/14/94 AND  
KNOWN AS TRUST NO. 1098612; UNKNOWN  
BENEFICIARIES OF CHICAGO TITLE LAND  
TRUST COMPANY, AS TRUSTEE UTA DTD  
1/14/94 AND KNOWN AS TRUST NO. 1098612;  
UNKNOWN HEIRS AND LEGATEES OF MARTIN  
FLANAGAN AKA MARTIN P FLANAGAN AKA  
MARTIN P FLANAGAN JR, IF ANY; UNKNOWN  
OWNERS AND NON RECORD CLAIMANTS ;

DEFENDANTS

)  
)  
) NO. 14CH 06264  
)  
) 10949 SOUTH KENNETH AVENUE  
) OAK LAWN, IL 60453  
)  
) JUDGE

NOTICE OF FORECLOSURE

I, the undersigned, do hereby certify that the above entitled  
cause was filed in the above Court on the 11th day of April,  
2014, for Foreclosure of a Mortgage and that the property affected by  
said cause is described as follows:

THE NORTH 5 FEET OF LOT 55 AND THE WEST 1/2 OF THE VACATED  
ALLEY LYING EAST OF AND ADJACENT TO SAID NORTH 5 FEET OF LOT  
55, ALSO THAT PART OF VACATED FAIRFAX AVENUE LYING NORTH OF

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AND ADJOINING SAID LOT 55 AND THE NORTH LINE OF LOT 55  
EXTENDED EAST TO CENTER OF ALLEY (EXCEPT THE NORTH 20 FEET  
OF SAID VACATED FAIRFAX AVENUE) ALL IN MORGAN AVENUE  
ADDITION TO MORGAN PARK, A SUBDIVISION OF THE EAST 1/2 OF  
THE SOUTH 28/80THS OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF  
SECTION 15, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD  
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 10949 SOUTH KENNETH AVENUE  
OAK LAWN, IL 60453

The subject mortgage has been recorded/registered as document number:  
#1016149012 .

SIGNATURE: *R. Ellsiger* **Richard Ellsiger** ARDC #6208020 Attorney of Record  
PIERCE & ASSOCIATES

TAX NO. 24-15-325-051-0000

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

Property of Cook County Clerk's Office

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FILED-CH

CLERK OF THE CIRCUIT COURT  
CHANCERY DIVISION

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

14 APR 11 PM 12:42

CITIMORTGAGE, INC.

DOROTHY BROWN  
CLERK OF THE CIRCUIT COURT  
PLAINTIFF NO.

)  
) 10949 SOUTH KENNETH AVENUE  
) OAK LAWN, IL 60453

VS

) JUDGE  
)

MAUREEN BRODERICK AKA MAUREEN P  
BRODERICK AKA MAUREEN FLANAGAN; COLLEEN  
FLANAGAN AKA COLLEEN A FLANAGAN ;  
MARTIN FLANAGAN AKA MARTIN P FLANAGAN  
AKA MARTIN P FLANAGAN III; THOMAS  
FLANAGAN AKA TOM FLANAGAN; DANIEL  
FLANAGAN AKA DANIEL R FLANAGAN AKA DAN  
FLANAGAN; CHICAGO TITLE LAND TRUST  
COMPANY, AS TRUSTEE UTA DTD 1/14/94 AND  
KNOWN AS TRUST NO. 1098612; UNKNOWN  
BENEFICIARIES OF CHICAGO TITLE LAND  
TRUST COMPANY, AS TRUSTEE UTA DTD  
1/14/94 AND KNOWN AS TRUST NO. 1098612;  
UNKNOWN HEIRS AND LEGATEES OF MARTIN  
FLANAGAN AKA MARTIN P FLANAGAN AKA  
MARTIN P FLANAGAN JR, IF ANY; UNKNOWN  
OWNERS AND NON RECORD CLAIMANTS ;

DEFENDANTS

2014CH06264  
CALENDAR/ROOM 63  
TIME 00:00  
Non Owner Occupied

**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

Richard Elstiger

**CERTIFICATION**

I, ARDC #6208020, an attorney, certify that I reviewed this notice  
on 4/9/14 to be filed along with a copy of the lis pendens  
notice with the above entitled address.

*R. Elstiger*  
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

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the same to be true.

*R. Elly*

\_\_\_\_\_  
SIGNATURE

Date:

4/9/17

Pierce & Associates, P.C.  
1 N. Dearborn, Suite 1300  
Chicago, IL 60602  
312-346-9088  
Atty. No. 91220  
PA 1402229

Property of Cook County Clerk's Office

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

CITIMORTGAGE, INC.

PLAINTIFF

)  
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) NO. 14 CH 06264  
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) 10949 SOUTH KENNETH AVENUE  
) OAK LAWN, IL 60453  
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VS

) JUDGE  
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MAUREEN BRODERICK AKA MAUREEN P  
BRODERICK AKA MAUREEN FLANAGAN; COLLEEN  
FLANAGAN AKA COLLEEN A FLANAGAN ;  
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AKA MARTIN P FLANAGAN III; THOMAS  
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MARTIN P FLANAGAN JR, IF ANY; UNKNOWN  
OWNERS AND NON RECORD CLAIMANTS ;

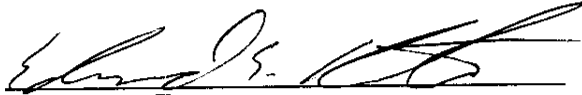
DEFENDANTS

**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, Edward S. Kantar, 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 4-15-14.

  
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

# UNOFFICIAL COPY

the same to be true.

  
SIGNATURE

Date: 4-15-14

Pierce & Associates, P.C.  
1 N. Dearborn, Suite 1300  
Chicago, IL 60602  
312-346-9088  
Atty. No. 91220  
PA 1402229

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