

# UNOFFICIAL COPY

Doc#: 1421634066 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/04/2014 02:12 PM Pg: 1 of 6



Doc#: 1421722066 Fee: \$48.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/05/2014 02:16 PM Pg: 1 of 6

12-2222-20112ST-nof

STATE OF ILLINOIS

COUNTY OF COOK

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

FEDERAL NATIONAL MORTGAGE  
ASSOCIATION ("FNMA"),

Plaintiff

-vs-

HOMER HURTZ, CANDICE HURTZ,  
CAPITAL ONE BANK (U.S.A.), N.A., SOUTH  
COMMONS PHASE I CONDOMINIUM,  
UNKNOWN OWNERS and NONRECORD  
CLAIMANTS,

Defendants

No. 14CH12629  
Property Address:  
3041 S. Michigan Ave., Unit 403  
Chicago, IL 60616

DATE: 8-14-14

## NOTICE OF FORECLOSURE

HAUSELMAN, RAPPIN & OLSWANG, LTD., attorneys of record for the plaintiff, do hereby certify that the above-mentioned action was filed in the Circuit Court of Cook County, Illinois, County Department, Chancery Division and certify the following information as required by Section 15-1503 of the Illinois Mortgage Foreclosure Law:

(i) The name of all plaintiffs and the case number:

FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FNMA") - Case No.

*RERECORD TO ADD DATE: SEE LAST PAGE*

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- (ii) The Court in which the action was brought:

Circuit Court of Cook County, Illinois, County Department, Chancery Division

- (iii) The name of the title holder of record:

Candice Hurtz

- (iv) The legal description of the real estate:

UNIT NUMBER 403-3041 IN SOUTH COMMONS PHASE I CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THAT PART OF BLOCKS 92 AND 95, AND OF VACATED EAST 29TH STREET NORTH OF SAID BLOCK 92, IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 50.00 FEET WEST OF THE NORTHWEST CORNER OF LOT 3 IN HARLOW N. HIGINBOTHAM'S SUBDIVISION OF PART OF LOTS 21, 22 AND 23 IN THE ASSESSOR'S DIVISION OF THE NORTH 173.7 FEET OF THE EAST 1/2 OF BLOCK 92 AFORESAID, POINT BEING 8.00 FEET NORTH OF A LINE "X" DRAWN FROM THE NORTHEAST CORNER OF LOT 1 IN E. SMITH'S SUBDIVISION OF 3/4 OF THE WEST 1/2 OF BLOCK 92 AFORESAID TO THE NORTHWEST CORNER OF LOT 1 IN JOHN LONEGAN'S SUBDIVISION OF LAND IN THE NORTHWEST CORNER OF BLOCK 92 AFORESAID; THENCE WEST ALONG A LINE 8.00 FEET NORTH OF AND PARALLEL WITH SAID LINE "X", A DISTANCE OF 113.16 FEET; THENCE SOUTH PERPENDICULARLY TO SAID LINE "X", A DISTANCE OF 17.33 FEET; THENCE WEST ALONG A LINE 9.33 FEET SOUTH OF AND PARALLEL WITH SAID LINE "X" 184.69 FEET MORE OR LESS, TO THE POINT OF INTERSECTION WITH A LINE DRAWN FROM A POINT ON THE NORTH LINE OF LOT 1, 60.00 FEET EAST OF THE NORTHWEST CORNER THEREOF, IN JOHN LONEGAN'S SUBDIVISION AFORESAID, TO A POINT ON THE SOUTH LINE OF LOT 8, 60.00 FEET EAST OF THE SOUTHWEST CORNER THEREOF, IN THE COUNTY CLERK'S DIVISION OF LOTS 3 OF BLOCK 95 AFORESAID; THENCE SOUTH ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 524.58 FEET; THENCE EAST PARALLEL WITH SAID LINE "X" 298.18 FEET MORE OR LESS, TO THE POINT OF INTERSECTION WITH A LINE 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF VACATED SOUTH INDIANA AVENUE, (SAID EAST LINE BEING DRAWN FROM THE SOUTHWEST CORNER OF LOT 6 IN THE SUBDIVISION OF THE WEST 1/2 OF THE SOUTH 1/3 OF THE EAST 1/2 OF BLOCK 95 AFORESAID TO THE NORTHWEST CORNER OF LOT 3 IN HARLOW N. HIGINBOTHAM'S SUBDIVISION AFORESAID); THENCE NORTH ALONG THE LAST

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DESCRIBED PARALLEL LINE TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS. THAT PART OF BLOCK 98 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON A LINE 60.00 FEET EAST OF AND PARALLEL WITH A LINE CONNECTING THE NORTHWEST CORNER OF LOT 1 IN JOHN LONEGAN'S SUBDIVISION OF LAND IN THE NORTHWEST CORNER OF BLOCK 92 IN CANAL TRUSTEE'S SUBDIVISION AFORESAID, TO THE SOUTHWEST CORNER OF LOT 8 IN THE COUNTY CLERK'S SUBDIVISION OF LOT 3 IN THE ASSESSOR'S DIVISION OF BLOCK 95 AFORESAID, SAID POINT BEING 533.91 FEET SOUTH OF THE NORTH LINE OF LOT 1 IN LONEGAN'S SUBDIVISION AFORESAID; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A LINE THAT IS PARALLEL WITH A LINE DRAWN FROM THE NORTHEAST CORNER OF LOT 1 IN E. SMITH'S SUBDIVISION OF 3/4 OF THE WEST 1/2 OF BLOCK 92 AFORESAID, TO THE NORTHWEST CORNER OF LOT 1 IN JOHN LONEGAN'S SUBDIVISION AFORESAID (SAID PARALLEL LINE HEREINAFTER AS LINE "A"), A DISTANCE OF 298.18 FEET TO A POINT ON A LINE OF VACATED SOUTH INDIANA AVENUE; THENCE SOUTH 00 DEGREES 07 MINUTES 24 SECONDS EAST ALONG THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 308.40 FEET TO THE SOUTH LINE OF BLOCK 95 IN CANAL TRUSTEE'S SUBDIVISION AFORESAID (SAID SOUTH LINE ALSO BEING THE NORTH LINE OF BLOCK 98 AFORESAID); THENCE NORTH 89 DEGREES 57 MINUTES 39 SECONDS EAST ALONG THE NORTH LINE OF SAID BLOCK 98, A DISTANCE OF 0.009 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF A LINE 50.00 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF 9 TO 16 BOTH INCLUSIVE IN THOMAS RESUBDIVISION OF SAID BLOCK 98; THENCE SOUTH 00 DEGREES 05 MINUTES 44 SECONDS EAST ALONG THE SAID LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 119.10 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 00 MINUTES 05 MINUTES 44 SECONDS EAST ALONG SAID LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 267.86 FEET TO THE EASTERLY EXTENSION OF A LINE 34.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF LOTS 41 AND 60 TO 63 IN THOMAS AND BOONE'S SUBDIVISION OF BLOCK 98 AFORESAID; THENCE SOUTH 89 DEGREES 56 MINUTES 37 SECONDS WEST ALONG THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 298.29 FEET TO THE POINT OF INTERSECTION WITH A LINE 60.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOT 63 TO 78 BOTH INCLUSIVE, IN THOMAS AND BOONE'S SUBDIVISION AFORESAID; THENCE NORTH 00 DEGREES 03 MINUTES 19 SECONDS WEST ALONG SAID LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 254.65 FEET TO A POINT THAT IS 132.40 FEET SOUTH OF THE NORTH LINE OF SAID BLOCK 98;

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THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST PARALLEL WITH LINE "A" AFORESAID, A DISTANCE OF 77.58 FEET THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 13.50 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST PARALLEL WITH SAID LINE "A", A DISTANCE OF 220.51 FEET TO THE PLACE OF BEGINNING, ALL COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 14, 1999 AS DOCUMENT NUMBER 99043982, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

- (v) The common address of the real estate:  
3041 S. Michigan Ave., Unit 403, Chicago, IL 60616
- (vi) Information concerning mortgage:
- A. Nature of instrument:  
mortgage
- B. Date of mortgage:  
July 11, 2003
- C. Name of mortgagor:  
Homer Hurtz
- D. Name of mortgagee  
CitiMortgage, Inc. assigned to Federal National Mortgage Association
- E. Date and place of recording:  
July 31, 2003, Office of the Recorder of Deeds, Cook County, Illinois
- F. Identification of recording:  
Document No. 0321220096
- G. Interest subject to the mortgage:  
fee simple

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H. Amount of original indebtedness, including subsequent advances made under the mortgage:

\$136,200.00

This instrument was prepared by:

HAUSELMAN, RAPPIN & OLSWANG, LTD.  
39 South LaSalle Street  
Chicago, Illinois 60603  
312/372-2020

By: \_\_\_\_\_

Daniel Olswang

Name: \_\_\_\_\_

Date: JUL 31 2014

HAUSELMAN, RAPPIN & OLSWANG, LTD.  
Attorneys for Plaintiff  
29 E. Madison St., Suite 950  
Chicago, Illinois 60602  
(312) 372-2020  
cookfilings@hrolaw.com  
Attorneys No. 04452

PERMANENT INDEX NO. 17-27-310-093-1376

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## CERTIFICATE OF SERVICE

I, Daniel Olswang, an attorney, certify that I caused a true and correct copy of the attached Notice of Foreclosure to be served upon:

The Illinois Department of Financial and Professional Regulations  
Division of Banking  
122 South Michigan Avenue  
19<sup>th</sup> Floor  
Chicago, Illinois 60603  
Attention: HB4050 Pilot Program

by placing same in an envelope addressed as shown, and depositing same First Class Mail, postage prepaid, in the United States mail box at 39 South LaSalle Street, Chicago, Illinois 60603, this 5<sup>th</sup> day of ~~July~~ <sup>August</sup>, 2014.

  
\_\_\_\_\_  
Daniel Olswang

HAUSELMAN, RAPPIN & OLSWANG, LTD.  
39 South LaSalle Street  
Chicago, Illinois 60603  
312/372-2020

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