

UNOFFICIAL COPY



Doc#: 1505604070 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/25/2015 01:26 PM Pg: 1 of 3

Above space for Recorder's User Only

Cook County #21762

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

CitiMortgage, Inc.

PLAINTIFF

No. 15 CH 002922

Vs.

265 Butternut Lane
Streamwood, IL 60107

Levonne S. Havard; Dorian J. Havard; Southgate
Townhome Association; JPMorgan Chase Bank, N.A.;
Unknown Owners and Nonrecord Claimants
DEFENDANTS

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: Levonne S. Havard
Dorian J. Havard
- (iv) The legal description is:

PARCEL 1:

B265 LOT 28 IN BLOCK 10, IN STREAMWOOD GREEN UNIT THREE-A, A SUBDIVISION OF PART OF THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 20, 1986 AS DOCUMENT NUMBER 86252751, DESCRIBED AS FOLLOWS: (EXCEPT THAT PART THEREOF



UNOFFICIAL COPY

DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 28; THENCE NORTH 89 DEGREES 55'28"W ALONG THE NORTH LINE OF SAID LOT 28, A DISTANCE OF 35.00 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG SAID NORTH LOT LINE, SAID LINE BEING AN ARC OF A CIRCLE, CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 60.00 FEET, THE CHORD THEREOF HAVING A BEARING OF NORTH 85 DEGREES 03'41"W AND A LENGTH OF 10.17 FEET, AN ARC-DISTANCE OF 10.19 FEET; THENCE SOUTH 0 DEGREES 09'26"W, A DISTANCE OF 59.24 FEET; THENCE NORTH 89 DEGREES 49'55"W, A DISTANCE OF 49.78 FEET TO A POINT ON THE WEST LINE OF SAID LOT 28; THENCE SOUTHERLY, EASTERLY, AND NORTHERLY ALONG THE WEST, SOUTH AND EAST LINES OF SAID LOT 28, THE FOLLOWING 3 COURSES AND DISTANCES: (1) S 0 DEGREES 04'32"W, 66.71 FEET THENCE (2) SOUTH 89 DEGREES 55'28"E, 95.00 FEET; THENCE (3) NORTH 00 DEGREES 04'32", 125.00 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

INGRESS AND EGRESS EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL B265 AS DEFINED AND SET FORTH IN THE DECLARATION FOR SOUTHGATE RECORDED NOVEMBER 19, 2004 AS DOCUMENT NO. 0432449081.

TAX PARCEL NUMBER: 06-24-409-057

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

265 Butternut Lane
Streamwood, IL 60107

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

a) Mortgagors: Levonne S. Havard
Dorian J. Havard

b) Mortgagee: Mortgage Electronic Registration Systems, Inc. as Nominee for 1st Advantage Mortgage, LLC

c) Date of mortgage: 3/21/2008

d) Date and place of recording: 4/3/2008

Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 0809440055

SIGNATURE: _____

Attorney of Record

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

14-14-14885

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

Stephen N. Grif
ARDC # 0310005

UNOFFICIAL COPY

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

CitiMortgage, Inc.

PLAINTIFF

Vs.

Levonne S. Havard; Dorian J. Havard; Southgate
Townhome Association; JPMorgan Chase Bank, N.A.;
Unknown Owners and Nonrecord Claimants

DEFENDANTS

No. 15 CH 002922

265 Butternut Lane
Streamwood, IL 60107

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: 

Codilis & Associates, P.C.
Attorney for Plaintiff
15W030 North Frontage Road, Suite 100
Burr Ridge, IL 60527
Attorney Number: #21762
Cook #21762
14-14-14885

Stephen N. Cull
A.D.C. # 0310305

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

PROOF OF SERVICE

I, the undersigned, a non-attorney, certify that a copy of this notice was served by electronic
transmission on February 23, 2015.

By: 