

# UNOFFICIAL COPY



## LIS PENDENS NOTICE

STATE OF ILLINOIS  
COOK COUNTY

Doc#: 1520518061 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/24/2015 01:29 PM Pg: 1 of 5

IN THE CIRCUIT COURT  
OF COOK COUNTY

COOK COUNTY, ILLINOIS

Type or Print Complete Information

[Reserved for Recorder's Use Only]

F15050219  
Champion Mortgage Company

Plaintiff,

vs.

Unknown Heirs and Legatees of Andre Ross aka  
Andre Hilliard Ross; Secretary of Housing and  
Urban Development; Nombach Company, Inc.;  
Alicia Ross; State of Illinois; Unknown Owners  
and Non-Record Claimants  
Defendants.

CASE NO.

Filed With The Court:

## LIS PENDENS AND NOTICE OF FORECLOSURE

I, the undersigned, do hereby certify that I caused the above entitled mortgage foreclosure action to be filed in the above referenced circuit court and that the property affected by said cause is described as follows: SEE ATTACHED LEGAL DESCRIPTION

P.I.N. 25-32-208-060-0000

- (i) The names of all plaintiffs, defendants and the 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: Unknown Heirs and Legatees of Andre Ross aka Andre Hilliard Ross
- (iv) The legal description is set forth below.

Bn

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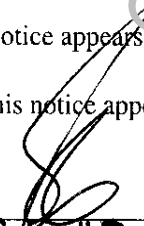
- (v) The common address or location of the property is: 12820 South Sangamon Street, Chicago, Illinois 60643
- (vi) Identification of the mortgage sought to be foreclosed
  - a) Mortgagors: Andre Ross (deceased)
  - b) Mortgagee: Champion Mortgage Company
  - c) Date of mortgage: June 29, 2010
  - d) Date and place of recording:  
August 3, 2010 in the office of the Recorder of Deeds or Registrar of Titles
  - e) Document number: 1021531145

## Recording document identification:

The undersigned further certifies pursuant to 735 ILCS 5/15-1218:

- (a) The name and address of the party plaintiff making said claim and asserting said mortgage is: Champion Mortgage Company
- (b) Said plaintiff claims a mortgage lien upon said real estate: 12820 South Sangamon Street, Chicago, Illinois 60643
- (c) The nature of said claim is the mortgage and foreclosure action described above.
- (d) The names of the persons against whom said claim is made are:  
Unknown Heirs and Legatees of Andre Ross aka Andre Hilliard Ross; Secretary of Housing and Urban Development; Nombach Company, Inc.; Alicia Ross; State of Illinois;
- (e) The legal description of said real estate appears below.
- (f) The name and address of the person executing this notice appears below.
- (g) The name and address of the person who prepared this notice appears below.

Prepared by:  
 ANSELMO LINDBERG OLIVER LLC  
 1771 W. Diehl Rd., Ste 120  
 Naperville, IL 60563-4947  
 630-453-6960 866-402-8661  
 630-428-4620 (fax)  
 Attorney No. Cook 58852, DuPage 293191, Kane 031-26104,  
 Peoria 1794, Winnebago 3802, IL 03126232

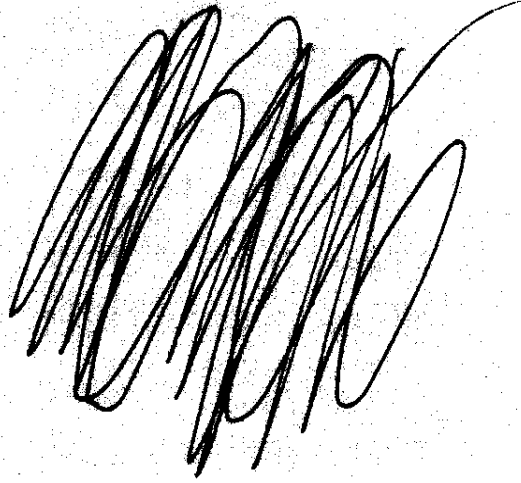
  
 Steven C. Lindberg  
 One of its Attorneys  
 Attorney at Law  
 ARDC No: 3126232

**PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, YOU ARE ADVISED THAT ANSELMO LINDBERG OLIVER LLC IS DEEMED TO BE A DEBT COLLECTOR FOR ITS RESPECTIVE CLIENTS AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.**

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Return To:

Firefly Legal  
19150 S. 88th Ave.  
Mokena, IL 60448

A large, stylized handwritten signature in black ink, consisting of several overlapping loops and flourishes.

Property of Cook County Clerk's Office

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**LEGAL DESCRIPTION:**

LOT 12 AND THE NORTH 6 FEET OF LOT 13 IN BLOCK 5 IN PON AND COMPANY'S "RIVERSIDE SUBDIVISION", BEING A SUBDIVISION OF THAT PART LYING NORTH OF LITTLE CALUMET RIVER OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 (EXCEPT THE WEST 25 ACRES THEREOF) OF SECTION 32, NORTH OF THE INDIAN BOUNDARY LINE, IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 12820 South Sangamon Street, Chicago, Illinois 60643

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## CERTIFICATE OF SERVICE OF LIS PENDENS ON THE ILLINOIS DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATION

### AFFIDAVIT

State of Illinois )

) SS

County of Cook )

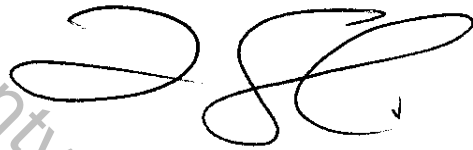
I, Luis Solis, on oath do hereby depose and state that I served a copy of the attached Lis Pendens to the Illinois Department of Financial and Professional Regulation at the Thompson Center, 100 W. Randolph Street, Chicago, IL 60601, on

JUL 24 2015



### CERTIFICATION

Under penalties as provided by law pursuant to 735 ILCS 5/1-109, 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 verily believes the same to be true.



Property of Cook County Clerk's Office