

# UNOFFICIAL COPY

## LIS PENDENS NOTICE

STATE OF ILLINOIS  
COOK COUNTY

IN THE CIRCUIT COURT  
OF COOK COUNTY

COOK COUNTY, ILLINOIS



Doc#: 1521916078 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/07/2015 03:41 PM Pg: 1 of 4

Type or Print Complete Information

[Reserved for Recorder's Use Only]

F15060293	]
Champion Mortgage Company	]
Plaintiff,	]
vs.	]
Karnick Kahaian; Siruhi Angel Kahaian aka Angel	]
Kahaian; Carriage Way Court Condominium	]
Homeowners Association aka Carriage Way Court	]
Homeowners Association and Carriage Way Court	]
Condominium Building No. 5200 Association; Carriage	]
Way Court Condominium Building No. 5200	]
Association; Secretary of Housing and Urban	]
Development; Unknown Owners and Non-Record	]
Claimants	]
Defendants.	]

CASE NO. 15 CH 11832  
Filed With The Court:  
8-6-15

### 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. 08-08-301-057-1044; 08-08-301-057-1098

- (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: Karnick Kahaian and Siruhi Angel Kahaian
- (iv) The legal description is set forth below.
- (v) The common address or location of the property is: 5200 Carriageway Dr, Unit 216 & P-11, Rolling Meadows, Illinois 60008

RECORDER

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- (vi) Identification of the mortgage sought to be foreclosed
- a) Mortgagors: Karnick Kahaian; Siruhi Angel Kahaian aka Angel Kahaian
  - b) Mortgagee: All America Reverse Mortgage LLC dba 1st All America Mortgage
  - c) Date of mortgage: October 24, 2005
  - d) Date and place of recording: January 4, 2006 in the office of the Recorder of Deeds or Registrar of Titles
  - e) Document number: 0600455032

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: 5200 Carriageway Dr, Unit 216 & P-11, Rolling Meadows, Illinois 60008
- (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: Karnick Kahaian; Siruhi Angel Kahaian aka Angel Kahaian; Carriage Way Court Condominium Homeowners Association aka Carriage Way Court Homeowners Association and Carriage Way Court Condominium Building No. 5200 Association; Carriage Way Court Condominium Building No. 5200 Association; Secretary of Housing and Urban Development;
- (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.**

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

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## LEGAL DESCRIPTION:

PARCEL 1: UNIT NUMBER 216 AND P-11, IN CARRIAGE WAY COURT BUILDING NUMBER 5200 AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOTS 4 AND 5 OF THREE FOUNTAINS AT PLUM GROVE (ACCORDING TO THE PLAT THEREOF RECORDED JULY 8, 1968 AS DOCUMENT NUMBER 20543261) BEING A SUBDIVISION IN SECTION 8, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST SOUTHERLY CORNER OF LOT 5 AFORESAID; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE THEREOF 350.00 FEET TO A CORNER THEREOF; THENCE NORTH 36 DEGREES 25 MINUTES 23 SECONDS WEST ALONG THE NORTHEASTERLY LINE OF LOT 5 AFORESAID 222.69 FEET; THENCE SOUTH 53 DEGREES 34 MINUTES 37 SECONDS WEST (AT RIGHT ANGLES THERETO) 81.34 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 49 DEGREES 37 MINUTES 52 SECONDS WEST 197.00 FEET; THENCE NORTH 40 DEGREES 22 MINUTES 08 SECONDS WEST 89.0 FEET; THENCE NORTH 49 DEGREES 37 MINUTES 52 SECONDS EAST 108.00 FEET; THENCE NORTH 40 DEGREES 22 MINUTES 08 SECONDS WEST 143.05 FEET; THENCE SOUTH 49 DEGREES 37 MINUTES 52 SECONDS WEST 108.00 FEET; THENCE NORTH 40 DEGREES 22 MINUTES 08 SECONDS WEST 89.0 FEET; THENCE NORTH 49 DEGREES 37 MINUTES 52 SECONDS EAST 197.00 FEET; THENCE SOUTH 40 DEGREES 22 MINUTES 08 SECONDS EAST 321.05 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25945969 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

## PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE CARRIAGE WAY COURT HOMEOWNERS' ASSOCIATION DATED JULY 9, 1981 AND RECORDED JULY 22, 1981 AS DOCUMENT NUMBER 25945355 AND AS CREATED BY DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 7, 1979 AND KNOWN AS TRUST NUMBER 48050 TO KENNETH H. TRUMBULL AND JOYCE ANN TRUMBULL DATED JUNE 26, 1981 AND RECORDED OCTOBER 14, 1981 AS DOCUMENT NO. 26027515.

PARCEL 3: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE GRANT OF EASEMENTS DATED SEPTEMBER 25, 1968 AND RECORDED OCTOBER 18, 1968 AS DOCUMENT NUMBER 20649594 AND AS CREATED BY DEED FROM THREE FOUNTAINS EAST DEVELOPMENT ASSOCIATES, A LIMITED PARTNERSHIP TO ANTHONY R. LICATA DATED NOVEMBER 23, 1979 AND RECORDED JANUARY 3, 1980 AS DOCUMENT 25303970 FOR INGRESS AND EGRESS OVER AND ACROSS LOT 2 IN THREE FOUNTAINS AT PLUM GROVE SUBDIVISION IN COOK COUNTY, ILLINOIS.

## PARCEL 4:

EASEMENT FOR THE BENEFIT OF PARCEL 1 OVER THE NORTH 60 FEET OF THAT PART OF LOT 1 FALLING WITHIN THE EAST 1/2 OF THE WEST 1/2 OF SECTION 8 AFORESAID FOR THE PURPOSE OF REASONABLE PEDESTRIAN TRAFFIC AS CREATED BY GRANT OF EASEMENT MADE BY HIBBARD, SPENCER BARTLETT TRUST TO THREE FOUNTAINS EAST DEVELOPMENT ASSOCIATES, A LIMITED PARTNERSHIP RECORDED JUNE 20, 1969 AS DOCUMENT NUMBER 20877478, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 08-08-301-057-1044

Permanent Index Number: 08-08-301-057-1098

Property Address: 5200 Carriageway Drive, Unit 216 and parking space P-11, Rolling Meadows, IL 60008

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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 )

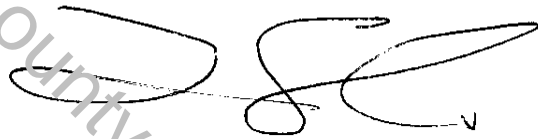
I,     C.C. S. SOLIS    , on oath do hereby depose and state that I served a copy of the attached Lis Pendens to the Illinois Department of Financial and Professional Regulation at the Thompson Center, 100 W. Randolph Street, Chicago, IL 60601, on

    AUG 07 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