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Doc#: 1605442030 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/23/2016 10:53 AM Pg: 1 of 4

Above space for Recorder's User Only

Cook County #21762

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

Seneca Mortgage Servicing LLC
PLAINTIFF

No. 16 CH 001934

Vs.

3600 N. Lake Shore Drive Unit #510
Chicago, IL 60613

Denys L. Palmer; 3600 Condominium Association;
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:
Denys L. Palmer
- (iv) The legal description is:

UNIT NUMBER 510 IN 3600 NORTH LAKE SHORE DRIVE CONDOMINIUM AS
DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY
(HEREINAFTER REFERRED TO AS PARCEL):



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LOT 4 (EXCEPTING THEREFROM THE NORTHERLY 20 FEET THEREOF AND EXCEPTING THEREFROM THE WESTERLY 125 FEET AND 3/4 INCHES THEREOF), LOT 5 (EXCEPTING THEREFROM THE WESTERLY 125 FEET AND 3/4 INCHES THEREOF), LOT 6 (EXCEPTING THEREFROM THE WESTERLY 125 FEET AND 3/4 INCHES THEREOF), LOT 7 (EXCEPTING THEREFROM THE WESTERLY 125 FEET AND 3/4 INCHES THEREOF), ALL IN BLOCK 7 IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 AND 33 TO 37, ALL INCLUSIVE, IN PINE GROVE, BEING PART OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO THAT STRIP OF LAND LYING WEST OF THE WESTERLY LINE OF SHERIDAN ROAD, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 5, 1896 AS DOCUMENT NUMBER 2355030 IN BOOK 69 OF PLATS, PAGE 41 AND EAST OF THE EASTERLY LINE OF SAID LOTS 5, 6 AND 7 AND EASTERLY OF SAID LOT 4 (EXCEPTING THE NORTHERLY 20 FEET THEREOF) IN BLOCK 7 IN HUNDLEY'S SUBDIVISION, AFORESAID, AND BETWEEN THE NORTHERLY LINE EXTENDED OF SAID LOT 4 (EXCEPTING THE NORTHERLY 20 FEET THEREOF) AND THE SOUTHERLY LINE OF SAID LOT 7, BOTH LINES CONTINUED STRAIGHT TO INTERSECT THE WESTERLY LINE OF SAID SHERIDAN ROAD IN FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE, UNDER TRUST AGREEMENTS DATED FEBRUARY 11, 1974 AND AUGUST 5, 1977 AND KNOWN AS TRUST NUMBER 32680 AND 40979, RESPECTIVELY, AND REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 2983544, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENT INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

TAX PARCEL NUMBER: 14-21-110-020-1074

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

3600 N. Lake Shore Drive Unit #510
Chicago, IL 60613

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

a) Mortgagors:
Denys L. Palmer

b) Mortgagee:
Mortgage Electronic Registration Systems, Inc. as Nominee for Academy Mortgage Corporation

c) Date of mortgage: 6/20/2014

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d) Date and place of recording:

6/27/2014

Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 1417845091

Julie L. DeJong
ARDC # 6292681

SIGNATURE: Julie L. DeJong
Attorney of Record

THIS DOCUMENT WAS PREPARED BY/MAIL TO: BOX 70

Codilis & Associates, P.C.
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Cook #21762
14-16-00180

NOTE: This law firm is a debt collector.

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DEFENDANTS

No. 16 CH 001934

3600 N. Lake Shore Drive Unit #510
Chicago, IL 60613

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:  Julie L. DeJong
ARDC # 6292681

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PROOF OF SERVICE

I, the undersigned, a non-attorney, certify that a copy of this notice was served by electronic transmission on February 16, 2016.

By: 

