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Doc#: 1621645079 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/03/2016 11:54 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

Vs.

Pedro Capistran, Jr.; 2401 South Oakley Condominium
Association; Unknown Heirs and Legatees of Anthony
Capistran; Jose Capistran; Manuel Capistran; Arthur
Capistran; Raymond Capistran; Maria Capistran;
Unknown Owners and Nonrecord Claimants
DEFENDANTS

No. 16 CH 009934

2255 W. 24th Street Unit #201
Chicago, IL 60608

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:

Pedro Capistran, Jr.
Unknown Heirs and Legatees of Anthony Capistran
Jose Capistran
Manuel Capistran
Arthur Capistran
Raymond Capistran
Maria Capistran



Pro-Vest LLC

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Arthur Capistran
Raymond Capistran
Maria Capistran

(iv) The legal description is:

PARCEL 1:

UNIT 201 IN THE 2401 SOUTH OAKLEY CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
LOTS 47 TO 50 INCLUSIVE IN BLOCK 12 IN REAPER'S ADDITION TO CHICAGO IN SECTION 30, TOWNSHIP 39 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 RECORDED AS DOCUMENT NUMBER 0021126986, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF S-1, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0021126986

TAX PARCEL NUMBER: 17-30-116-041-1001

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

2255 W. 24th Street Unit #201
Chicago, IL 60608

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

a) Mortgagors:
Anthony Capistran executed the mortgage, however this individual is deceased and is not named as a defendant in this lawsuit

b) Mortgagee:
Mortgage Electronic Registration Systems, Inc. as Nominee for American Financial Resources, Inc.


c) Date of mortgage: 11/30/2012

d) Date and place of recording:
12/24/2012
Office of the Recorder of Deeds of Cook County Illinois



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e) Document Number: 1235926046

SIGNATURE:  _____ Jessica M. Piscione
Attorney of Record ARDC # 6319436

THIS DOCUMENT WAS PREPARED BY/MAIL TO: BOX 70

Codilis & Associates, P.C.
15W030 North Frontage Road, Suite 100
Burr Ridge, IL 60527
(630) 794-5300
pleadings@il.cslegal.com
Cook #21762
14-16-02308

NOTE: This law firm is a debt collector.

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2255 W. 24th Street Unit #201
Chicago, IL 60608

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.
15W030 North Frontage Road, Suite 100
Burr Ridge, IL 60527
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pleadings@il.cslegal.com
Cook #21762
14-16-02308

Jessica M. Piscione
ARDC # 6313436

NOTE: This law firm is 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 July 29, 2016.

By: 