

# UNOFFICIAL COPY



Doc# 1708313053 Fee \$46.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/24/2017 12:41 PM PG: 1 OF 5

Atty. No.: 48928

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

U.S. Bank NA, successor trustee to Bank of America, NA, successor in interest to LaSalle Bank NA, as trustee, on behalf of the holders of the Washington Mutual Mortgage Pass-Through Certificates, WMALT Series 2006-AR3

Plaintiff,

vs.

Sherrill Pettiford, AKA Sherrill R. Pettiford; City of Chicago Heights, a Municipal Corporation; Unknown Owners and Non-Record Claimants; The Stratford at South Commons Condominium Association

Defendants.

Case No. 17CH09263

2605 South Indiana Avenue, Chicago, IL 60616

### LIS PENDENS NOTICE OF FORECLOSURE

I, the undersigned, do hereby certify that the above entitled cause was filed in the above Court on the 24 day of March, 2017, for Foreclosure and is now pending in said Court and that the property affected by said cause is described as follows:

The following described real estate situated in the County of Cook, in the State of Illinois, to wit:

Parcel 1:

C44

R/OK

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Unit 308 in the Stratford at South Commons Condominium as delineated and defined on the plat of survey of the following described parcel of real estate:

That part of Blocks 80 and 83 in Canal Trustee's Subdivision of the Third Principal Meridian, described as follows: beginning at the point of intersection of a line 167.0 feet South of and parallel with the South line of East 26th Street, being the North line of Lots 23 to 37, both inclusive, in Thomas Stinson's Subdivision of Block 80 in Canal Trustee's Subdivision, aforesaid, with a line 50.0 feet East of and parallel with the West line of South Indiana Avenue, being a line drawn from the Northeast corner of Lot 22 in Thomas Stinson's Subdivision, aforesaid, to the Southeast corner of Lot 26 in Laflin and Smith's Subdivision of Blocks 86 and 89 of Canal Trustee's Subdivision, aforesaid; thence East along a line parallel with said South line of East 26th Street, a distance of 95.0 feet; thence South along a line parallel with said West line of South Indiana Avenue, a distance of 237.60 feet; thence East along a line parallel with said South line of East 26th Street, a distance of 79.50 feet to a point 404.60 feet South of said South line of East 26th Street and 224.50 feet East of said West line of South Indiana Avenue; thence continuing East along said line parallel with the South line of East 26th Street, a distance of 25.10 feet; thence North along a line parallel with said West line of South Indiana Avenue, a distance of 289.27 feet; thence East along a line parallel with said South line of East 26th Street, a distance of 20.0 feet; thence North along a line parallel with said West line of South Indiana Avenue, a distance of 4.67 feet; thence East along a line parallel with said South line of East 26th Street, a distance of 78.00 feet; thence North along a line parallel with said West Line of South Indiana Avenue, a distance of 43.0 feet; thence East along a line parallel with said South line of East 26th Street, a distance of 94.66 feet to the West line of South Prairie Avenue being a line drawn from the Southeast corner of Lot 52 in Laflin and Smith's Subdivision, aforesaid, to the Northeast corner of Lot 37 in Thomas Stinson's Subdivision, aforesaid; thence North along said West line of South Prairie Avenue a distance of 67.66 feet to said South line of East 26th street; thence West along said South line of East 26th Street, a distance of 232.28 feet to said line 50.0 feet East of and parallel with the West line of South Indiana Avenue; thence south along said last described parallel line, a distance of 167.0 feet to the place of beginning, in Cook County, Illinois.

Which survey is attached as Exhibit "A" to the Declaration of Condominium recorded October 1, 2001 as Document Number 0010913731, as amended from time to time, together with its undivided percentage interest in the common elements.

Parcel 2:

Easement for the benefit of Parcel 1 as created by easement agreement made by American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated January 7, 1971 and known as Trust No. 30630 with American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated January 7, 1971 and known as Trust No. 30629 dated March 1, 1972 and recorded October 18, 1972 as Document Number 22089651 and filed on October 18, 1972 in the Registrar's Office of Cook County, Illinois as

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Document No. 2655205 for ingress and egress to and from the parking facility upon the land and other property as described in Exhibit "D" attached thereto and for ingress and egress to and from the parking spaces located in the aforesaid parking facility, all in Cook County, Illinois and amendment dated October 1, 2001 and recorded October 15, 2001 as Document Number 0010957367.

Parcel 3:

The exclusive right to the use of parking space PS-52, a limited common element, as delineated on the survey attached to the declaration aforesaid, recorded as Document Number 0010913731, as amended from time to time.

Commonly known as: 2605 South Indiana Avenue, Chicago, IL 60616

Tax Parcel No.: 17-27-305-140-1017

The subject mortgage has been recorded February 27, 2006 as Document Number 0605802149, Cook County, Illinois records.

The title holders of the subject property are Sherrill R. Pettiford

Prepared by and Return To:

Joel A. Knosher (6298481) ✓  
 Alan S. Kaufman (6289893)  
 Shara A. Netterstrom (6294499)  
 Zachariah L. Manchester (6303885)  
 Edward R. Peterka (6220416)  
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 Phone: 312-651-6700; Fax: 614-220-5613  
 Atty. No.: 48928  
 Email: MDKIllinoisFilings@manleydeas.com

U.S. Bank NA, successor trustee to Bank of America, NA, successor in interest to LaSalle Bank NA, as trustee, on behalf of the holders of the Washington Mutual Mortgage Pass-Through Certificates, WMAL1 Series 2006-AR3

BY: \_\_\_\_\_  
 One of Plaintiff's Attorneys

Joel Knosher  
 ARDC #6298481

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U.S. Bank NA, successor trustee to Bank of America, NA, successor in interest to LaSalle Bank NA, as trustee, on behalf of the holders of the Washington Mutual Mortgage Pass-Through Certificates, WMALT Series 2006-AR3

Plaintiff,

vs.

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Defendants.

17CH04263

2017CH04263

CALENDAR/ROOM 58

Case No. TIME 00:00

Owner Occupied

2605 South Indiana Avenue, Chicago, IL 60616

### COMPLIANCE WITH PREDATORY LENDING DATABASE SECTION OF RESIDENTIAL REAL PROPERTY DISCLOSURE ACT

TO: Illinois Department of Financial and Professional Regulation  
100 West Randolph Street, 9<sup>th</sup> Floor  
Chicago, Illinois 60601

City of Chicago  
c/o Chicago City Clerk's Office  
121 N. LaSalle Street, Room 107  
Chicago, IL 60602

**CERTIFICATION** I, the undersigned attorney, certify that I prepared this notice on March 21, 2017 to be filed along with a copy of the lis pendens notice with the above entitled address. 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/she verily believes the same to be true.

Dated: 3/29/17

Joel A. Knosher (6298481)

Alan S. Kaufman (6289893)

Shara A. Netterstrom (6294499)

Zachariah L. Manchester (6303885)

Edward R. Peterka (6220416)

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MANLEY DEAS KOCHALSKI LLC

Attorneys for Plaintiff

One East Wacker, Suite 1250, Chicago, IL 60601

Phone: 312-651-6700; Fax: 614-220-5613

Atty. No.: 48928

Email: MDKIllinoisFilings@manleydeas.com

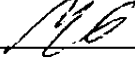
One of Plaintiff's Attorneys

2017 MAR 24 AM 9:59  
CLERK

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## CERTIFICATE OF SERVICE

Under penalties as provided by law pursuant to 735 ILCS 5/1-109 of the Illinois Code of Civil Procedure, the undersigned certifies that true and correct copies of this Certificate of Service and Lis Pendens were served on the Parties named below, via electronic submission, on 2/27, 2017.

Signed and Certified 

Illinois Department of Financial  
and Professional Regulation  
100 West Randolph Street, 9<sup>th</sup> Floor  
Chicago, IL 60601

City of Chicago  
c/o Chicago City Clerk's Office  
121 N. LaSalle Street, Room 107  
Chicago, IL 60602