

# UNOFFICIAL COPY

## LIS PENDENS NOTICE



STATE OF ILLINOIS  
COOK COUNTY

Doc# 1710345004 Fee \$44.00

IN THE CIRCUIT COURT  
OF COOK COUNTY

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/13/2017 09:14 AM PG: 1 OF 4

COOK COUNTY, ILLINOIS

Type or Print Complete Information

[Reserved for Recorder's Use Only]

F17040004  
Deutsche Bank National Trust Company, as  
Trustee for First Franklin Mortgage Loan Trust  
2006-FF13, Mortgage Pass-Through Certificates,  
Series 2006-FF13

Plaintiff,

vs.

Cruz Delgado; Esteban Arroyo; Unknown Owners  
and Non-Record Claimants  
Defendants.

CASE NO.

17 CH 5257

Filed With The Court:

4-12-17

### 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. 16-11-204-023-0000

- (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: Cruz Delgado and Esteban Arroyo
- (iv) The legal description is set forth below.
- (v) The common address or location of the property is: 740 North Christiana Avenue, Chicago, Illinois 60624

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- (vi) Identification of the mortgage sought to be foreclosed
  - a) Mortgagors: Cruz Delgado; Esteban Arroyo
  - b) Mortgagee: Mortgage Electronic Registration Systems, Inc., as nominee for First Franklin a division of Nat. City Bank of IN, its successor and assigns
  - c) Date of mortgage: July 11, 2006
  - d) Date and place of recording:  
August 4, 2006 in the office of the Recorder of Deeds or Registrar of Titles
  - e) Document number: 0621640320

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: Deutsche Bank National Trust Company, as Trustee for First Franklin Mortgage Loan Trust 2006-FF13, Mortgage Pass-Through Certificates, Series 2006-FF13
- (b) Said plaintiff claims a mortgage lien upon said real estate: 740 North Christiana Avenue, Chicago, Illinois 60624
- (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:  
Cruz Delgado; Esteban Arroyo;
- (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.

\_\_\_\_\_  
One of its Attorneys

**Prepared by:**

ANSELMO LINDBERG OLIVER LLC

1771 W. Diehl Rd., Ste 120 Naperville, IL 60563-4947 630-453-6960 | 866-402-8661 | 630-428-4600

Attorney No. Cook 58852, DuPage 293191, Kane 031-26104.

Peoria 1794, Winnebago 3802. IL 03126232

foreclosure@ALOLawGroup.com

**THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR.**

**Return To:**

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

Steven C. Lindberg  
Attorney-at-Law, ARDC No. 3126232  
Anselmo Lindberg Oliver LLC

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LEGAL DESCRIPTION:

LOT 46 IN JOHN M. WAY'S SUBDIVISION OF THE WEST 1/2 OF THE NORTH WEST 1/4 OF THE NORTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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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, Kelly Kirchhoff, on oath do hereby depose and state that I electronically delivered 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

4-13-17

Date: 4-13-17

Signature: Kelly Kirchhoff

Name: Kelly Kirchhoff

Title: Legal Process Coordinator

Company: Firefly Legal

### 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.

Date: 4-13-17

Signature: Kelly Kirchhoff

Name: Kelly Kirchhoff

Title: Legal Process Coordinator

Company: Firefly Legal