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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/30/2017 09:33 AM PG: 1 OF 4

## LIS PENDENS NOTICE

STATE OF ILLINOIS  
COOK COUNTY

IN THE CIRCUIT COURT  
OF COOK COUNTY  
COOK COUNTY, ILLINOIS

Type or Print Complete Information

[Reserved for Recorder's Use Only]

F17060094 ]  
 U.S. Bank National Association, AS TRUSTEE, ]  
 SUCCESSOR IN INTEREST TO BANK OF ]  
 AMERICA, NATIONAL ASSOCIATION, AS ]  
 TRUSTEE, SUCCESSOR BY MERGER TO ]  
 LASALLE BANK, NATIONAL ASSOCIATION, ]  
 AS TRUSTEE FOR MERRIL LYNCH FIRST ]  
 FRANKLIN MORTGAGE LOAN TRUST, ]  
 MORTGAGE PASS-THROUGH ]  
 CERTIFICATES, SERIES 2007-1 ]  
 Plaintiff, ]

CASE NO. 17 CH 8992

Filed With The Court:

6.28.17

vs.  
 Cesar R. Perez aka Cesar Perez; Carolina Santiago;  
 Bank of America, N.A. sbm to LaSalle Bank  
 National Association as Trustee for First Franklin  
 Mortgage Loan Trust 2007-FFC, Mortgage Loan  
 Asset- Backed Certificates, Series 2007FFC;  
 Unknown Owners and Non-Record Claimants  
 Defendants.

### 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. 19-09-203-024-0000

- (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: Carolina Santiago and Cesar R. Perez
- (iv) The legal description is set forth below.

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- (v) The common address or location of the property is: 4718 South Lavergne Avenue, Chicago, Illinois 60638
- (vi) Identification of the mortgage sought to be foreclosed
  - a) Mortgagors: Cesar R. Perez aka Cesar Perez; Carolina Santiago
  - b) Mortgagee: Mortgage Electronic Registration Systems, Inc., solely as nominee for First Franklin Financial Corp., an OP. Sub. of MLB and T Co., FSB, its successors and assigns
  - c) Date of mortgage: January 29, 2007
  - d) Date and place of recording: February 21, 2007 in the office of the Recorder of Deeds or Registrar of Titles
  - e) Document number: 0705201060

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: U.S. Bank National Association, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR MERRIL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-1
- (b) Said plaintiff claims a mortgage lien upon said real estate: 4718 South Lavergne Avenue, Chicago, Illinois 60638
- (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: Cesar R. Perez aka Cesar Perez; Carolina Santiago; Bank of America, N.A. sbm to LaSalle Bank National Association as Trustee for First Franklin Mortgage Loan Trust 2007-FFC, Mortgage Loan Asset- Backed Certificates, Series 2007FFC
- (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 630-453-8900 630-428-4620 (fax)

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 35 IN BLOCK 32 IN FREDERICK H. BARTLETTS-CENTRAL CHICAGO, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 4 AND IN THE NORTHEAST AND THE SOUTHEAST 1/4 OF SECTION 9 TOWNSHIP 38 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

6-29-17

Date: 6-29-17

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: 6-29-17

Signature: Kelly Kirchhoff

Name: Kelly Kirchhoff

Title: Legal Process Coordinator

Company: Firefly Legal