

# UNOFFICIAL COPY



## LIS PENDENS NOTICE

STATE OF ILLINOIS  
COOK COUNTY

Doc# 1909313055 Fee \$44.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 04/03/2019 11:29 AM PG: 1 OF 4

IN THE CIRCUIT COURT  
OF COOK COUNTY

COOK COUNTY, ILLINOIS

Type or Print Complete Information

[Reserved for Recorder's Use Only]

F19020173

Morgan Stanley Mortgage Loan Trust 2006-17XS, ]  
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 ]  
Plaintiff, ]

CASE NO.

19ch4094

vs. ]

Filed with the Court:

3/28/19

Derrick Fitzpatrick aka Derrick M. Fitzpatrick; ]  
Mortgage Electronic Registration Systems, Inc.; ]  
Bank of America, N.A.; 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.: 25-03-411-023-0000

- (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 Derrick Fitzpatrick
- (iv) The legal description is set forth below.
- (v) The common address or location of the property is 724 East 92nd Place, Chicago, Illinois 60619.

Rv

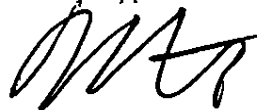
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- (vi) Identification of the mortgage sought to be foreclosed:
- a) Mortgagors: Derrick Fitzpatrick aka Derrick M. Fitzpatrick;
  - b) Mortgagee: Mortgage Electronic Registration Systems, Inc., as nominee for American Brokers Conduit, its successors and assigns
  - c) Date of Mortgage(s): August 24, 2006
  - d) Date and place of Recording: August 30, 2006, in the office of the Recorder of Deeds or Registrar of Titles
  - e) Document number(s): 0624233034.

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: Morgan Stanley Mortgage Loan Trust 2006-17XS, 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
- (b) Said plaintiff claims a mortgage lien upon said real estate: 724 East 92nd Place, Chicago, Illinois 60619
- (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: Derrick Fitzpatrick aka Derrick M. Fitzpatrick; Mortgage Electronic Registration Systems, Inc.; Bank of America, N.A.;
- (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 & ASSOCIATES LLC  
 1771 W. Diehl Rd., Ste 120, Naperville, IL 60563-4947 630-453-6960 | 866-402-8661 | 630-428-4620 (fax)  
 Attorney No. Cook 58852, DuPage 293191, Kane 031-26104, Peoria 1794, Winnebago 3802, IL 03126232  
 ilpleadings@AnselmoLindberg.com

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

Return to:

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

William Hacker  
 Attorney-at-Law, ARDC No. 6329756  
 Anselmo Lindberg & Associates, LLC

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## LEGAL DESCRIPTION

LOTS 34 AND 35 IN BLOCK 56 IN THE S. E. GROSS THIRD ADDITION TO DAUPHIN PARK, A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 14 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 APR - 3 2019

Date: APR - 3 2019  
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: APR - 3 2019  
Signature: Kelly Kirchhoff  
Name: Kelly Kirchhoff  
Title: Legal Process Coordinator  
Company: Firefly Legal