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Atty. No. 41568

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

FIRST AMERICAN BANK,

Plaintiff,

v.

Leia M. Simmons aka Leia M. Turpeau,
Citibank, N.A., Kimbark Classic
Condominium Association, Unknown
Owners, and Non-Record Claimants,

Defendants.

Case No.: 2022 CH 12281

Property Address:

6601 South Kimbark Avenue, Unit 1
Chicago, IL 60637

Doc#. 2300310026 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/03/2023 10:22 AM Pg: 1 of 4

NOTICE OF ACTION TO FORECLOSE MORTGAGE (LIS PENDENS)

The undersigned certifies that the above-entitled cause of action was filed on December 21, 2022, and is now pending, and that said cause of action seeks the establishment and foreclosure of a mortgage on certain real property identified below.

The undersigned further certifies that:

- (i) The names of all plaintiffs and the case number are identified above.
- (ii) The court in which said action was brought is identified above.
- (iii) The name of the title holders of record are: Leia M. Simmons;
- (iv) A legal description of the real estate sufficient to identify it with reasonable certainty is set forth below:

UNIT 6601-1 IN KIMBARK CLASSIC CONDOMINIUM AS DELINEATED ON
A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE WEST
72.5 FEET OF LOT 24 IN BLOCK 11 IN OGLESBY'S SUBDIVISION OF
BLOCKS 10 AND 11 IN WAIT AND BOWEN'S SUBDIVISION OF THAT PART
OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 38

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NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE ILLINOIS CENTRAL RAILROAD, IN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0618710039, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

T.I.N.: 20-23-223-028-0000

Commonly known as: 6601 South Kimbark Ave, Unit 1, Chicago, Illinois 60637

(v) An identification of the mortgage sought to be established and foreclosed is as follows:

Name of Claimant: First American Bank
80 Stratford Drive
Bloomington, IL 60108;

Name of Title of Record Owner: Leia M. Simmons

Date of Claim: October 6, 2006;

Date of Recording: October 27, 2006, Cook County Recorder of Deeds;

Identification of Recording: Document No. 0630042087;

The undersigned further certifies pursuant that:

(a) The name and address of the party making said claim and asserting said claim is the plaintiff identified herein, in care of its counsel of record:

MOMKUS LLP
1001 Warrenville Rd., Suite 500
Lisle, IL 60532
(630) 434-0400;

(b) Said plaintiff claims a mortgage on said real estate;


(c) The nature of said claim is described in the Verified Complaint filed in the action described above;

(d) The names of the persons against whom said claim is made are identified as Defendants above;

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- (e) The legal description of said real estate appears above;
- (f) The name and address of the person executing this Notice appears below; and
- (g) The name and address of the person who prepared this notice appears below:

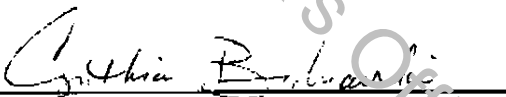
FIRST AMERICAN BANK,

By: 
One of Plaintiff's Attorneys

Prepared By/MAIL TO:
Martin D. Tasch / William J. Costello
MOMKUS LLP
1001 Warrenville, Suite 500
Lisle, IL 60532 / Ph: (630) 434-0400
mtasch@momkus.com / bcostello@momkus.com
Cook County Atty. Id. No: 41568
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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 first class mail by depositing same in the US mail depository, at 1001 Warrenville, Lisle, IL 60532, in a properly addressed, postage pre-paid envelope, on December 29, 2022.

By: 

Illinois Department of Financial
and Professional Regulation
100 West Randolph, 9th Floor
Chicago, IL 60601
(via email)

Office of the City Clerk
ATTN: Anna Valencia
121 North LaSalle Street
Chicago, IL 60602
(via regular mail)

LEIA M. SIMMONS
a/k/a LEIA M. TURPEAU
6601 South Kimbark Ave, Unit 1
Chicago, IL 60637
(via regular mail)

LEIA M. SIMMONS
a/k/a LEIA M. TURPEAU
7744 S. Ridgeland Ave., Apt 3
Chicago, IL 60649
(via regular mail)

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KIMBARK CLASSIC CONDOMINIUM
ASSOCIATION
c/o Patricia Moore R/A
6601 S. Kimbark 2N
Chicago, IL 60637
(via regular mail)

CITIBANK N.A.
c/o Any Agent or Officer
5812 S. Ellis Avenue
Chicago, IL 60637
(via regular mail)

Alderman Jeanette B. Taylor (2023)
Ward 20
5707 South Wentworth Avenue
Chicago, IL 60621
(via regular mail)

Alderman Leslie A. Hairston (2022)
Ward 5
2325 East 71st Street
Chicago, IL 60649
(via regular mail)

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