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Karen A. Yarbrough
Cook County Clerk
Date: 06/02/2023 02:14 PM Pg: 1 of 5

LIS PENDENS NOTICE

STATE OF ILLINOIS
COOK COUNTY

IN THE CIRCUIT COURT OF COOK
COUNTY

COOK COUNTY, ILLINOIS

Type or Print Complete Information

Citibank, N.A.

Plaintiff,

vs.

JAMES T. MARQUE; STATE OF ILLINOIS
DEPARTMENT OF REVENUE; THE
UNITED STATES OF AMERICA,
DEPARTMENT OF TREASURY; THE 3711
NORTH PINE GROVE AVENUE
CONDOMINIUM ASSOCIATION;
UNKNOWN OWNERS AND NON-RECORD
CLAIMANTS;

Defendants.

[Reserved for Recorder's Use Only]

CASE NO. 2023CH05171

Filed With The Court: 5-26-2023

LIS PENDENS & 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

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P.I.N. 14-21-106-029-1008

- (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: JAMES T. MARQUE
- (iv) The legal description is set forth below.
- (v) The common address or location of the property is: 3711 North Pine Grove Avenue, Unit 2SW , Chicago, IL 60613
- (vi) Identification of the mortgage sought to be foreclosed
 - a) Mortgagors: JAMES T. MARQUE
 - b) Mortgagee: CITIBANK, N.A.
 - c) Date of mortgage: November 21, 2007
 - d) Date and place of recording:
December 13, 2007 in the office of the Recorder of Deeds or County Clerk
 - e) Document number: 0734749076

Recording document identification:

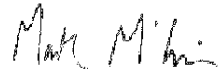
The undersigned further certifies pursuant to 735 ILCS 5/15-1218;

- (a) The name and address of the party plaintiff making said claim and asserting said mortgage is: Citibank, N.A.
- (b) Said plaintiff claims a mortgage lien upon said real estate: 3711 North Pine Grove Avenue, Unit 2SW , Chicago, IL 60613
- (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:
JAMES T. MARQUE; STATE OF ILLINOIS
DEPARTMENT OF REVENUE; THE UNITED
STATES OF AMERICA, DEPARTMENT OF
TREASURY; THE 3711 NORTH PINE GROVE
AVENUE CONDOMINIUM ASSOCIATION;

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UNKNOWN OWNERS AND NON-RECORD CLAIMANTS;

- (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
Diaz Anselmo & Associates, LLC

Mark McGinn
ARDC: 0313463
Diaz Anselmo & Associates LLC

Diaz Anselmo & Associates, LLC
Attorneys for Plaintiff
1771 West Diehl Road, Suite 120
Naperville, IL 60563
Telephone: (630) 453-6960
Facsimile: (630) 428-4620
Attorney No. Cook 64727, DuPage 293191
Service E-mail: midwestpleadings@dallegal.com

Prepared by and Return to:
Diaz Anselmo & Associates, LLC
1771 West Diehl Road, Suite 120
Naperville, IL 60563

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EXHIBIT A

UNIT NO. 2-SW, AS SAID UNIT IS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PREMISES: THE NORTHERLY 8 5/8 INCHES OF THE WEST 50 FEET OF LOT 8 AND THE WESTERLY 125 FEET OF LOT 9 (EXCEPT THE NORTHERLY 50 FEET THEREOF) IN BLOCK 6 IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 AND 33 TO 37, INCLUSIVE, IN PINE GROVE IN FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO AND A PART OF THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 3, 1973 AND KNOWN AS TRUST NUMBER 63102, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, ON JUNE 3, 1977 AS DOCUMENT NUMBER 23 952 990, TOGETHER WITH AN UNDIVIDED 8.93 PERCENT INTEREST IN THE COMMON ELEMENTS.

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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, Deanna Gembeck, 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 6-1-2023.

Date: 6-1-2023

Signature: 

Name: Deanna Gembeck


Title: Title Admin Support

Company: Diaz Anselmo & Associates

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: 6-1-2023

Signature: 

Name: Deanna Gembeck

Title: Title Admin Support

Company: Diaz Anselmo & Associates