

# UNOFFICIAL COPY

Doc#: 2326113517 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/18/2023 04:05 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

US BANK TRUST NATIONAL  
ASSOCIATION, NOT IN ITS INDIVIDUAL  
CAPACITY BUT SOLELY AS OWNER  
TRUSTEE FOR VRMTG ASSET TRUST,

Plaintiff,

vs.

LEANNE M. KAMIS; THE SPANGHAI LIL  
CONDOMINIUM ASSOCIATION VI INC.  
AKA THE SPANGHAI LIL CONDOMINIUM  
ASSOCIATION VI; THE SPANGHAI LIL  
UMBRELLA ASSOCIATION; UNKNOWN  
OWNERS AND NON-RECORD  
CLAIMANTS,

Defendants.

[Reserved for Recorder's Use Only]

CASE NO. 2023CH08210

Filed With The Court: 9/15/2023

### 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

P.I.N. 13-08-213-070-1003

1496-191698

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- (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: LEANNE M. KAMIS
- (iv) The legal description is set forth below.
- (v) The common address or location of the property is: 5429 N. Milwaukee Ave. Unit 2A, Chicago, IL 60630
- (vi) Identification of the mortgage sought to be foreclosed:
  - a) Mortgagors: LEANNE M. KAMIS
  - b) Mortgagee: MEGASTAR FINANCIAL CORP.
  - c) Date of mortgage: May 13, 2011
  - d) Date and place of recording: June 28, 2011 in the office of the Recorder of Deeds or County Clerk
  - e) Document number: 1111940059

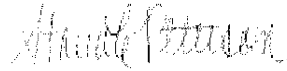
## Recording document identification:

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: US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST
- (b) Said plaintiff claims a mortgage lien upon said real estate: 5429 N. Milwaukee Ave. Unit 2A, Chicago, IL 60630
- (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:  
 LEANNE M. KAMIS; THE SPANGHAI LIL CONDOMINIUM ASSOCIATION VI INC. AKA THE SPANGHAI LIL CONDOMINIUM ASSOCIATION VI; THE SPANGHAI LIL UMBRELLA ASSOCIATION; UNKNOWN OWNERS AND NON-RECORD CLAIMANTS

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- (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

Stacia E. Peterson  
Associate Attorney, ARDC #6319430  
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@dallega.com](mailto:midwestpleadings@dallega.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

### PARCEL 1:

UNIT 5429-2A, IN SHANGHAI LIL CONDOMINIUM # VI, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOTS 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, AND 53 TAKEN AS A TRACT OF LAND (EXCEPT THAT PART OF SAID LOTS TAKEN FOR WIDENING OF MILWAUKEE AVENUE) AND EXCEPTING THEREFROM THE SOUTH 162.00 FEET THEREOF, AS MEASURED ON THE SOUTHWESTERLY AND NORTHEASTERLY LINE THEREOF, IN BLOCK 3 IN BUTLER'S CARPENTER AND MILWAUKEE AVENUE SUBDIVISION OF THAT PART OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF MILWAUKEE AVENUE (EXCEPT THE NORTH 666 FEET THEREOF) IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM, RECORDED DECEMBER 27, 1995 AS DOCUMENT 95896963, WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE UMBRELLA PARCEL AS DISCLOSED BY THE DECLARATION OF EASEMENTS, RESTRICTIONS, COVENANTS AND BYLAWS FOR THE SHANGHAI LIL UMBRELLA ASSOCIATION, RECORDED DECEMBER 27, 1995 AS DOCUMENT 95896962 AND CREATED BY DEED FROM CAHILL J. CONDOMINIUM, LTD., AN ILLINOIS CORPORATION TO THE SHANGHAI LIL CONDOMINIUM UMBRELLA ASSOCIATION BY DEED DATED DECEMBER 17, 1995 AND RECORDED DECEMBER 27, 1995 AS DOCUMENT 95898169.

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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, Kevin Traznik, 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 9/18/2023.

Date: 9/18/2023  
Signature: Kevin Traznik  
Name: Kevin Traznik  
Title: Foreclosure Specialist  
Company: Diaz Anselmo & Associates LLC.

### 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: 9/18/2023  
Signature: Kevin Traznik  
Name: Kevin Traznik  
Title: Foreclosure Specialist  
Company: Diaz Anselmo & Associates LLC.