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Doc#: 0828204000 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/08/2008 08:05 AM Pg: 1 of 4

Above space for Recorder's Use Only

Cook County #21762

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

Wells Fargo Bank, NA d/b/a America's Servicing
Company

PLAINTIFF

Vs.

Matthew D. Kraatz; Mortgage Electronic Registration
Systems, Inc.; GreenPoint Mortgage Funding, Inc.; 2422
North 77th Avenue Condominium Association; Unknown
Owners and Nonrecord Claimants

DEFENDANTS

No. **08CH36754**

LIS PENDENS AND NOTICE OF FORECLOSURE

I, the undersigned, do hereby certify that the above-entitled cause was filed in the above Court on the _____ day of **OCT 10 2008**, 20__, for Foreclosure and is now pending in said Court and that the property affected by said cause is described as follows:

- (i) The names of all Plaintiffs, Defendants and 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 as follows:
Matthew D. Kraatz
- (iv) The legal description is:

EXCEL

PARCEL 1: UNIT 2E IN THE 2422 NORTH 77 AVENUE CONDOMINIUM ASSOCIATION AS DELINEATED ON A PLAT OF SURVEY ON THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE SOUTH 10 FEET OF LOT 3 AND THE NORTH HALF OF LOT 4 IN BLOCK 21, IN THE SUBDIVISION OF THE FIRST ADDITION TO ELLSWORTH IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 26, 1892 IN BOOK 56 OF PLATS PAGE 18 AS DOCUMENT NUMBER 1706944, IN COOK

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COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0431519066, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P6 AND S2E, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO.0431519066.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

TAX PARCEL NUMBER: 12-25-330-045

(v) The common address or location of the property is:

2422 N. 77th Avenue, Unit 2E
Elmwood Park, IL 60707

(vi) Identification of the mortgage sought to be foreclosed:

a) Mortgagors:

Matthew D. Kraatz

b) Mortgagee:

Mortgage Electronic Registration Systems, Inc. as Nominee for GreenPoint Mortgage Funding, Inc.

c) Date of mortgage: 3/14/2005

d) Date and place of recording:

3/24/2005

Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 0508350114

SIGNATURE: _____

Attorney of Record

THIS DOCUMENT WAS PREPARED BY:

MAIL TO: BOX 70

MAIL TO: CODILIS & ASSOCIATES, P.C.
Attorneys for Plaintiff
15W030 North Frontage Road, Suite 100
Burr Ridge, IL 60527
(630) 794-5300
14-08-26442

NOTE: Pursuant to the Fair Debt Collection Practices Act you are advised that this law firm is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose.

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

Wells Fargo Bank, NA d/b/a America's
Servicing Company

PLAINTIFF

080836754

Case No.

v.

Matthew D. Kraatz; et. al.

DEFENDANT

NOTICE OF FILING PURSUANT TO PREDATORY LENDING DATABASE ACT

TO: Illinois Department of Financial and Professional Regulation
Division of Banking
122 S. Michigan Avenue, 19th Floor, Chicago, IL 60603
Attn: Anti Predatory Lending Database (APLD)

PLEASE TAKE NOTICE that on 10/02/2008, we have caused the attached Lis Pendens to be sent for recording with the Cook County Recorder, Illinois.

Codilis & Associates, P.C.

By: 

Codilis & Associates, P.C.
Attorneys for Plaintiff
15W030 North Frontage Road, Suite 100
Burr Ridge, IL 60527
Attorney Number: #21762
Cook #21762

14-08-26442

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PROOF OF SERVICE

I, the undersigned, a non-attorney, certify that a copy of this notice was served by hand delivery to the above-entitled address on _____.

By: _____

Codilis & Associates, P.C.
Attorneys for Plaintiff
15W030 North Frontage Road, Suite 100
Burr Ridge, IL 60527
Attorney Number: #21762
Cook #21762

14-08-26442

Property of Cook County Clerk's Office

EXCEL