

UNOFFICIAL COPY



0928812195

Doc#: 0928812195 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 10/15/2009 02:31 PM 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

Wachovia Mortgage Corporation
PLAINTIFF

Vs.

Alma R. Casas; JPMorgan Chase Bank, NA; Southgate
Townhome Association; Unknown Owners and
Nonrecord Claimants

DEFENDANTS

No. 09 CH 09CH35972

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 **SEP 28 2009**, 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:
Alma R. Casas
- (iv) The legal description is:

PARCEL W322: THAT PART OF LOT 40 IN BLOCK 10, IN STREAMWOOD GREEN UNIT 3-A, A SUBDIVISION OF PART OF THE SOUTHEAST AND SOUTHWEST QUARTERS OF

UNOFFICIAL COPY

SECTION 24, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO

THE PLAT THEREOF RECORDED JUNE 20, 1986 AS DOCUMENT NUMBER 86252751, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 40; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 40, BEING AN ARC OF A

CIRCLE, CONVEX TO THE NORTHWEST, HAVING A RADIUS OF 185.00 FEET, THE CHORD THEREOF HAVING A BEARING OF N20 DEGREES 27'49"E AND A LENGTH OF 38.26 FEET, AN ARC DISTANCE OF 38.33 FEET TO A POINT; THENCE N54 DEGREES 17'29"W, A DISTANCE OF 60.33 FEET TO A POINT; THENCE N35 DEGREES 41'20"E, A DISTANCE OF 45.15 FEET TO A POINT ON THE NORTHEAST LINE OF SAID LOT 40; THENCE WESTERLY AND SOUTHERLY ALONG THE NORTHERLY, WESTERLY, AND SOUTHERLY LINES OF SAID LOT 40, THE FOLLOWING 4 COURSES AND DISTANCES: (1) N54 DEGREES 15'43"W, 54.25 FEET; THENCE (2) S44 DEGREES 49'34"W, 75.95 FEET; THENCE (3) S12 DEGREES 23'42"W, 56.05 FEET; THENCE (4) S75 DEGREES 28'21"E, 122.80 FEET TO THE PLACE OF BEGINNING, (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 40; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 40, BEING AN ARC OF A CIRCLE, CONVEX TO THE NORTHWEST, HAVING A RADIUS OF 185.00 FEET, THE CHORD THEREOF HAVING A BEARING OF N20 DEGREES 27'49"E AND A LENGTH OF 38.26 FEET, AN ARC DISTANCE OF 38.33 FEET TO A POINT; THENCE N54 DEGREES 17'29"W, A DISTANCE OF 121.84 FEET TO A POINT ON THE NORTHWEST LINE OF SAID LOT 40; THENCE SOUTHERLY ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID LOT 40, THE FOLLOWING 3 COURSES AND DISTANCES: (1) S44 DEGREES 49'34"W, 30.19 FEET; THENCE (2) S12 DEGREES 23'42"W, 56.05 FEET; THENCE (3) S75 DEGREES 28'21"E, 122.80 FEET TO THE PLACE OF BEGINNING), IN COOK COUNTY, ILLINOIS.

PARCEL 2: INGRESS AND EGRESS EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL W322 AS DEFINED AND SET FORTH IN THE DECLARATION FOR SOUTHGATE RECORDED NOVEMBER 19, 2004 AS DOCUMENT NO. 0432449081. GRANTORS ALSO HEREBY GRANT TO THE MORTGAGEE, ITS SUCCESSORS OR ASSIGNS, AS EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE EASEMENTS SET FORTH IN THE DECLARATION OF EASEMENTS AND COVENANTS BY GRANTOR RECORDED NOVEMBER 19, 2004 AS DOCUMENT NO. 0432449081 AND GRANTORS MAKE THIS CONVEYANCE SUBJECT TO THE EASEMENTS AND AGREEMENTS RESERVED FOR THE BENEFIT OF ADJOINING PARCELS IN SAID DECLARATION, WHICH IS INCORPORATED HEREIN BY REFERENCE THERETO FOR THE BENEFIT OF THE REAL ESTATE ABOVE DESCRIBED AND ADJOINING

TAX PARCEL NUMBER: 06-24-410-055

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

322 Wisteria Drive
Streamwood, IL 60107

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

Pro-Vest

UNOFFICIAL COPY

- a) Mortgagors:
Alma R. Casas
- b) Mortgagee:
Mortgage Electronic Registration Systems, Inc. as Nominee for Wachovia Mortgage Corporation
- c) Date of mortgage: 4/19/2007
- d) Date and place of recording:
5/8/2007
Office of the Recorder of Deeds of Cook County Illinois
- e) Document Number: 0712805070

James R. Riegel
ARDC #6239016

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
14-09-28975

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.

UNOFFICIAL COPY

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

Wachovia Mortgage Corporation
PLAINTIFF

v.

Alma R. Casas; et. al.
DEFENDANT

Case No.

09CH35972

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 09/24/2009, 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
14-09-28975

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.

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: _____