

# UNOFFICIAL COPY



Doc#: 0936505232 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/31/2009 01:42 PM Pg: 1 of 3

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**Above space for Recorder's Use Only**

Cook County #21762

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

09 CH 50583

Wells Fargo Bank, NA

PLAINTIFF

Vs.

Danuta Nowakowski; 10138 Hartford Condominium  
Association; Unknown Owners and Nonrecord Claimants  
DEFENDANTS

No. 09 CH 50583

## 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 ~~DEC 17 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:  
Danuta Nowakowski

(iv) The legal description is:

PARCEL 1: UNIT 2C IN 10138 HARTFORD CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 3 (EXCEPT THE WEST 24.25 FEET THEREOF) AND LOT 4 (EXCEPT THE EAST 14.25 FEET THEREOF) IN HARTFORD COURT SUBDIVISION, BEING A RESUBDIVISION OF LOTS 3 TO 5 IN FREDERICK H. BARTLETT'S IRVING PARK AND LAGRANGE ROAD FARMS, BEING A SUBDIVISION OF THE SOUTH 417.42 FEET OF THE EAST 626.13 FEET OF TILE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF THE

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EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 001-0197250, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS, EGRESS AND PARKING FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT RECORDED AS DOCUMENT NO. 23891927 AND 24059541 OVER THE SOUTH 20 FEET OF THE NORTH 40 FEET OF LOTS 1 THROUGH 10 IN HARTFORD COURT SUBDIVISION, AFORESAID.

PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF P-13 AND 2-11, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION OF CONDOMINIUM.

**TAX PARCEL NUMBER:** 12-21-111-023-1011

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

10138 Hartford Court Unit #2C  
Schiller Park, IL 60176

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

a) Mortgagors:

Mieczslaw Nowakowski executed the mortgage, however this individual is deceased and is not named as a defendant in this lawsuit

b) Mortgagee:

Washington Mutual Bank, FA

c) Date of mortgage: 8/30/2005

d) Date and place of recording:

09/26/2005

Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 0526913037

SIGNATURE: \_\_\_\_\_

Attorney of Record

Colin Banyon  
ARDC #6278958

**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

14-09-40716

**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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COUNTY DEPARTMENT - CHANCERY DIVISION

Wells Fargo Bank, NA

PLAINTIFF

v.

Case No.

09CH50583

Danuta Nowakowski; 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, 19<sup>th</sup> Floor, Chicago, IL 60603  
Attn: **Anti Predatory Lending Database (APLD)**

**PLEASE TAKE NOTICE** that on 12/11/2009, 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  
**14-09-40716**

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: \_\_\_\_\_