



Doc#: 1036235011 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/28/2010 09:43 AM Pg: 1 of 3

LIS PENDENS/  
NOTICE OF FORECLOSURE

RETURN TO:  
Firefly Legal Inc.  
19150 South 88th Ave.  
Mokena, IL 60448

PA1039032

ATTY NO. 91220

STATE OF ILLINOIS

COUNTY OF COOK

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

PNC BANK, NATIONAL ASSOCIATION

PLAINTIFF

) NO. 10CH54225

VS

) JUDGE

ANNA KUZIA; SCENIC TREE CONDOMINIUM  
ASSOCIATION; UNKNOWN HEIRS AND  
LEGATEES OF ANNA KUZIA, IF ANY; UNKNOWN  
OWNERS AND NON RECORD CLAIMANTS ;

DEFENDANTS

NOTICE OF FORECLOSURE

I, the undersigned, do hereby certify that the above entitled cause was  
filed in the above Court on the DEC 23 2010 day of \_\_\_\_\_, for  
Foreclosure of a Mortgage and that the property affected by said cause is  
described as follows:

UNIT NUMBER (S) 215 IN BUILDING 12 IN SCENIC TREE  
CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE  
FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF THE EAST 1/2  
OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 37 NORTH RANGE  
12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE  
FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE WEST  
LINE OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4, SAID POINT  
BEING 12.50 FEET NORTH OF THE NORTH LINE OF THE SOUTH 1/2 OF  
SAID EAST 1/2 OF SAID SOUTHWEST 1/4, THENCE SOUTH 89 DEGREES  
51 MINUTES 54 SECONDS ON A LINE 12.50 FEET NORTH OF AND  
PARALLEL WITH SAID NORTH LINE OF SAID SOUTH 1/2 OF SAID EAST  
1/2 OF SAID SOUTHWEST 1/4, 225.79 FEET TO A POINT OF  
CURVATURE, THENCE SOUTHEASTERLY ALONG A CURVED LINE CONVEX  
TO THE NORTHEAST HAVING A RADIUS OF 72.50 FEET, A CHORD  
BEARING OF SOUTH 55 DEGREES 21 MINUTES AND 54 SECONDS EAST  
AND A CHORD DIMENSION OF 82.13 FEET, AN ARC DISTANCE OF  
87.31 FEET TO A POINT; THENCE SOUTH 20 DEGREES 51 MINUTES  
AND 54 SECONDS EAST AT AN ANGLE OF 69 DEGREES AS MEASURED  
FROM EAST TO SOUTHEAST FROM THE SAID NORTH LINE OF SAID  
SOUTH 1/2 OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4, 118.31  
FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A  
CURVED LINE CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 67.50  
FEET, A CHORD BEARING OF SOUTH 55 DEGREES 21 MINUTES AND 54

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SECONDS EAST AND A CHORD DIMENSION OF 76.46 FEET, AN ARC DISTANCE OF 81.29 FEET TO A POINT; THENCE SOUTH 89 DEGREES 51 MINUTES AND 54 SECONDS EAST ON A LINE 187.50 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF SAID SOUTH 1/2 OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4, 51.62 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVED LINE CONVEX TO THE SOUTHEAST HAVING A RADIUS OF 117.50 FEET, A CHORD BEARING OF NORTH 43 DEGREES 08 MINUTES AND 06 SECONDS EAST AND A CHORD DIMENSION OF 171.87 FEET, AN ARC DISTANCE OF 192.77 FEET TO A POINT; THENCE NORTH 03 DEGREES 51 MINUTES AND 54 SECONDS WEST AT AN ANGLE OF 86 DEGREES AS MEASURED FROM EAST TO SOUTHEAST FROM SAID NORTH LINE OF SAID SOUTH 1/2 OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4, 99.79 FEET TO A POINT, THENCE NORTH 65 DEGREES 48 MINUTES AND 19 SECONDS EAST AT AN ANGLE OF 24 DEGREES, 18 MINUTES, 21 SECONDS AS MEASURED FROM EAST TO NORTHEAST FROM SAID NORTH LINE OF SAID SOUTH 1/2 OF SAID SOUTHWEST 1/4 736.91 FEET (MEASURED 736.88 FEET) TO A POINT; THENCE EASTERLY AT RIGHT ANGLES TO THE EAST LINE OF SAID SOUTHWEST 1/4 84.68 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHWEST 1/4, SAID POINT BEING 341.28 FEET NORTH OF THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE SOUTH 00 DEGREES 01 MINUTES 08 SECONDS EAST ALONG THE EAST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 11, 1167.74 FEET TO THE SOUTH EAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 11; THENCE SOUTH 89 DEGREES 52 MINUTES 20 SECONDS EAST, 1317.14 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 11; THENCE NORTH 00 DEGREES 02 MINUTES 43 SECONDS WEST ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST CORNER OF SAID SECTION 11, 1339.133 FEET TO THE POINT OF BEGINNING, EXCEPTING FROM SAID TRACT OF LAND THE SOUTH 50.00 FEET THEREOF AND THE EAST 40.00 FEET THEREOF (EXCEPT THE SOUTH 50.00 FEET) AND THE WEST 33.00 FEET THEREOF (EXCEPT THE SOUTH 50.00 FEET) HERETOFORE DEDICATED, ALL IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 24, 2006 AS DOCUMENT NUMBER 0629716058; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

COMMONLY KNOWN AS: 10148 SOUTH 84TH TERRACE UNIT 215  
PALOS HILLS, IL 60465

The subject mortgage has been recorded/registered as document number:  
#0701202120 .

SIGNATURE: *Richard M. Roemer* Attorney of Record  
PIERCE & ASSOCIATES

TAX NO. 23-11-302-003-1319

DOCUMENT PREPARED BY:  
Pierce and Associates  
1 North Dearborn, Suite 1300  
Chicago, IL 60602  
(312) 346-9088

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**COMPLIANCE WITH PREDATORY LENDING DATABASE SECTION OF  
RESIDENTIAL REAL PROPERTY DISCLOSURE ACT**

To: Illinois Department of Financial and Professional Regulation  
122 S. Michigan Ave., 19th Floor  
Chicago, Illinois 60603

**CERTIFICATION**

I, RICHARD M. ROSENBAUM, attorney, certify that I reviewed this notice on DECEMBER 22, 2010 to be filed along with a copy of the lis pendens notice with the above entitled address.

*Richard M. Rosenbaum*

\_\_\_\_\_  
SIGNATURE

Pierce & Associates, P.C.  
1 N. Dearborn, Suite 1300  
Chicago, IL 60602  
312-346-9088  
Atty. No. 91220  
PA 1039032