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Doc#: 1127140099 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/28/2011 11:25 AM Pg: 1 of 5

Property of Cook County Clerk's Office

10-045001

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

BANK OF AMERICA, N.A., SUCCESSOR
BY MERGER TO BAC HOME LOANS
SERVICING, L.P.
PLAINTIFF,

-vs-

VALERIE M. GUERRA A/K/A VALERIE
GUERRA; JASON GUERRA A/K/A JASON
E. GUERRA; VILLAGE ON THE LAKE
HOMEOWNERS ASSOCIATION; VILLAGE
ON THE LAKE CONDOMINIUM NUMBER 3;
FIRST AMERICAN BANK; UNKNOWN
OWNERS AND NON-RECORD CLAIMANTS
DEFENDANTS

NO. 11CH32550

NOTICE OF FORECLOSURE
LIS PENDENS

I, the undersigned, do hereby certify that the above entitled cause was filed in the
above Court on Sept 16, 2011, for Foreclosure and is now pending in
said Court.

AND FURTHER SAYETH:

1. Names of Title Holders of Record:

Valerie M. Guerra and Jason Guerra, as Tenants by the Entirety

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2. The following Mortgage is sought to be foreclosed:

Mortgage made by Valerie M. Guerra and Jason Guerra to Bank of America, N.A. and recorded December 20, 2004 as Document No. 0435541035 in the Cook County Recorder's Office, having a legal description and common address as follows:

PARCEL 1: UNIT NUMBER 406 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS 'PARCEL'): LOT "A" IN LOT 3 IN FIRST RESUBDIVISION OF PART OF LOT 1 IN VILLAGE ON THE LAKE SUBDIVISION (PHASE II), BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 29 AND PART OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 25, 1971 AS DOCUMENT 21380121 IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 53436, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS COOK COUNTY, ILLINOIS DOCUMENT NUMBER 21956371 TOGETHER WITH AN UNDIVIDED PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTIES AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS,

ALSO PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS FOR VILLAGE ON THE LAKE HOMEOWNERS ASSOCIATION EXECUTED BY CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 25, 1969 KNOWN AS TRUST NUMBER 53436 RECORDED JUNE 18, 1971 AS DOCUMENT 21517208 AND AS CREATED BY DEED MADE BY CHICAGO TITLE AND TRUST COMPANY A CORPORATION OF ILLINOIS AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 25, 1969 KNOWN AS TRUST NUMBER 53436 TO HARRY L. SANDLER AND OTHERS DATED MARCH 14, 1973 AND RECORDED APRIL 5, 1973 AS DOCUMENT 22276163 FOR INGRESS AND EGRESS OVER LOT 2 (EXCEPT SUBDIVISION LOTS 'A', 'B' AND 'C') IN VILLAGE ON THE LAKE SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 29 AND PART OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 25, 1971 AS DOCUMENT 21880121 IN COOK COUNTY, ILLINOIS.

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Commonly known as 840 Wellington Avenue, Unit 406, Elk Grove Village, IL 60007

Permanent Index No.: 08-32-101-015-1064

3. Parties against whom foreclosure is sought:

Valerie M. Guerra a/k/a Valerie Guerra; Jason Guerra a/k/a Jason E. Guerra; Village on the Lake Homeowners Association; Village on the Lake Condominium Number 3; First American Bank; Unknown Owners and Non-Record Claimants

4. The following reformation is sought:

- a) The Mortgage dated December 15, 2004 and recorded on December 20, 2004 as Document No. 0435541035 contains an inadvertent error in the legal description. The legal description on the Mortgage inadvertently contains an error or omits a phrase from the actual legal description (identified in bold). The accurate legal description that should be on the Mortgage is:

PARCEL 1: UNIT NUMBER 406 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS 'PARCEL'): LOT "A" IN LOT 3 IN FIRST RESUBDIVISION OF PART OF LOT 1 IN VILLAGE ON THE LAKE SUBDIVISION (PHASE II), BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 29 AND PART OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 25, 1971 AS DOCUMENT 21380121 IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 53436, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS COOK COUNTY, ILLINOIS DOCUMENT NUMBER 21956371 TOGETHER WITH AN UNDIVIDED PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTIES AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS,

ALSO

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS FOR VILLAGE ON THE LAKE HOMEOWNERS ASSOCIATION EXECUTED BY CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 25, 1969 KNOWN AS TRUST

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NUMBER 53436 RECORDED JUNE 18, 1971 AS DOCUMENT 21517208 AND AS CREATED BY DEED MADE BY CHICAGO TITLE AND TRUST COMPANY A CORPORATION OF ILLINOIS AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 25, 1969 KNOWN AS TRUST NUMBER 53436 TO HARRY L. SANDLER AND OTHERS DATED MARCH 14, 1973 AND RECORDED APRIL 5, 1973 AS DOCUMENT 22276163 FOR INGRESS AND EGRESS OVER LOT 2 (EXCEPT SUBDIVISION LOTS 'A', 'B' AND 'C') IN VILLAGE ON THE LAKE SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 29 AND PART OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 25, 1971 AS DOCUMENT 21880121 IN COOK COUNTY, ILLINOIS.

SIGNATURE: _____

Attorney of Record

Sachin P. Shah

PREPARED BY AND MAIL TO:

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 (847)291-1717
 Attorney No: 42166
 (IN COOK COUNTY: MAIL TO BOX 254)

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. PLEASE BE ADVISED THAT IF YOUR PERSONAL LIABILITY FOR THIS DEBT HAS BEEN EXTINGUISHED BY A DISCHARGE IN BANKRUPTCY OR BY AN ORDER GRANTING IN REM RELIEF FROM STAY, THIS NOTICE IS PROVIDED SOLELY TO FORECLOSE THE MORTGAGE REMAINING ON YOUR PROPERTY AND IS NOT AN ATTEMPT TO COLLECT THE DISCHARGED PERSONAL OBLIGATION.

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CERTIFICATE OF SERVICE

The undersigned being first duly sworn on oath, deposes and states that he/she has mailed or will promptly mail or overnight mail, upon receipt, a copy of the recorded Lis Pendens attached hereto to the Illinois Department of Financial and Professional Regulation, Division of Banking, at 122 S. Michigan Avenue, 19th Floor, Chicago, Illinois 60603, Attn: HB4050 Pilot Program. A proof of mailing or overnight mailing will be maintained by the preparer.

Pam Starvos

State of Illinois }
County of Lake }

This instrument was acknowledged before me on 15 (date)
by Pam Starvos (name/s) of person/s).

Megan Swiatowiec
(Signature of Notary Public)

