



Doc#: 1207441055 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/14/2012 10:52 AM Pg: 1 of 3

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

Cook County #21762

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

HSBC Bank USA, N.A.

PLAINTIFF

Vs.

Unknown Heirs and Legatees of Ilya Kremnevskiy; The  
Arbors of Buffalo Grove Condominium Association; Stas  
Kremnevskiy a/k/a Stanislav Kremnevskiy; Unknown  
Owners and Nonrecord Claimants

DEFENDANTS

No. 12 CH  
5 Oak Creek Drive Unit #2106  
Buffalo Grove, IL 60089

0086 19

**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 MAR 09 2012, 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:  
Ilya Kremnevskiy (DECEASED)
- (iv) The legal description is:

UNIT NUMBER 2106 IN THE ARBORS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOT "C" IN BUFFALO GROVE UNIT NUMBER 7, BEING A SUBDIVISION IN SECTIONS 4 AND 5, TOWNSHIP 42

**United Processing, Inc.**

**UNOFFICIAL COPY**

NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE EAST 700 FEET OF THE WEST 3/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25401557 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

**TAX PARCEL NUMBER:** 03-04-300-028-1136

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

5 Oak Creek Drive Unit #2106  
Buffalo Grove, IL 60089

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

a) Mortgagors:

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

b) Mortgagee:

HSBC Mortgage Corporation (USA)

c) Date of mortgage: 10/17/2003

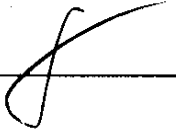
d) Date and place of recording:

10/27/2003

Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 0330045114

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  
14-12-05510

Jason M. Shulman  
ARDC# 6283998

**NOTE: This law firm is deemed to be a debt collector.**

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v.

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Kremnevskiy; The Arbors of Buffalo Grove  
Condominium Association; Stas Kremnevskiy  
a/k/a Stanislav Kremnevskiy; Unknown  
Owners and Nonrecord Claimants

DEFENDANT

Case No.

12CH008619

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 03/05/2012**, 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.  
Attorney for Plaintiff  
15W030 North Frontage Road, Suite 100  
Burr Ridge, IL 60527  
Attorney Number: #21762  
Cook #21762  
**14-12-05510**

Jason M. Shulman  
ARDC# 6283998

NOTE: This law firm is deemed to be a debt collector.

### 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: \_\_\_\_\_

**United Processing, Inc.**