

# UNOFFICIAL COPY



Doc#: 1214511097 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/24/2012 11:38 AM Pg: 1 of 4

Property of Cook County Clerk's Office

11-056788

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

GMAC MORTGAGE, LLC, SUCCESSOR BY  
MERGER TO GMAC MORTGAGE  
CORPORATION

PLAINTIFF,

-vs-

IRINA SHEVTSOV; SANDPEBBLE WALK  
BUILDING FIVE CONDOMINIUM  
ASSOCIATION; SANDPEBBLE WALK  
HOMEOWNERS ASSOCIATION;  
UNKNOWN OWNERS AND NON-RECORD  
CLAIMANTS; UNKNOWN OCCUPANTS  
DEFENDANTS

NO. 12 CH 17169

PROPERTY ADDRESS:  
1430 SANDSTONE DRIVE  
UNIT 107  
WHEELING IL 60090

**NOTICE OF FORECLOSURE**  
**LIS PENDENS**

I, the undersigned, do hereby certify that the above entitled cause was filed in the  
above Court on 5-8, 2012, for Foreclosure and is now pending in  
said Court.

**AND FURTHER SAYETH:**

1. Names of Title Holders of Record:

Irina Shevtsov

2. The following Mortgage is sought to be foreclosed:

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Mortgage made by Irina Shevtsov to Mortgage Electronic Registration Systems, Inc., as Nominee for GMAC Bank and recorded August 24, 2005 as Document No. 0523655027 in the Cook County Recorder's Office, having a legal description and common address as follows:

PARCEL 1: UNIT NUMBER 107 IN THE SANDPEBBLE WALK BUILDING 5 CONDOMINIUM, BEING PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER T2716426, AS AMENDED FROM TIME TO TIME IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON MAY 12, 1972 AS DOCUMENT LR 2622769 AND AS CREATED BY DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 1, 1972 KNOWN AS TRUST NUMBER 76528 TO EDWARD C. MOON AND BONNIE L. MOON, HIS WIFE AS DOCUMENT LR 2721746 OVER THAT PART OF THE WEST 430 FEET OF THE SOUTH EAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15 LYING NORTHERLY OF SANDSTONE DRIVE (EXCEPT THAT PART FALLING PARCEL 1), IN COOK COUNTY, ILLINOIS.

PARCEL 3: EASEMENT FOR INGRESS AND EGRESS TO PARCELS 1 AND 2 AS CREATED BY GRANT IN DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 1, 1972 KNOWN AS TRUST NUMBER 76528 TO HELEN EAGLE, DATED JANUARY 16, 1973 AND FILED MARCH 6, 1973 AS DOCUMENT NUMBER LR 2678549 OVER, ALONG, ACROSS THAT PART OF SANDSTONE DRIVE AS DESCRIBED IN EXHIBIT "B" OF DOCUMENT LR 2678549 FALLING WITHIN THAT PART OF THE WEST 495 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15 BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15 SAID POINT BEING 170 FEET SOUTH OF (AS MEASURED ALONG SAID WEST LINE, WHICH BEARS SOUTH 00 DEGREES 04 MINUTES 17 SECONDS EAST) THE NORTHWEST CORNER OF THE SOUTH EAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15, THENCE SOUTH 52 DEGREES 07 MINUTES 36 SECONDS EAST, 481.86 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 17 SECONDS EAST 130 FEET; THENCE NORTH 89 DEGREES 45 MINUTES 40 SECONDS WEST 380 FEET TO A POINT IN THE WEST LINE OF THE SOUTHEAST QUARTER OF THE

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SOUTHEAST QUARTER OF SAID SECTION 15; THENCE NORTH 00 DEGREES 04 MINUTES 17 SECONDS WEST ALONG THE WEST LINE, 424.24 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

Commonly known as 1430 Sandstone Drive, Unit 107, Wheeling, IL 60090  
Permanent Index No.: 03-15-402-015-1007

3. Parties against whom foreclosure is sought:  
Irina Shevtsov; Sandpebble Walk Building Five Condominium Association;  
Sandpebble Walk Homeowners Association; Unknown Owners and Non-Record  
Claimants; Unknown Occupants

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

Attorney of Record

**Marcos J. Posada**

PREPARED BY AND MAILED TO:

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(847)291-1717  
Attorney No: 42168  
(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, 19<sup>th</sup> Floor, Chicago, Illinois 60603, Attn: HE4050 Pilot Program. A proof of mailing or overnight mailing will be maintained by the preparer.

*Pam Stavros*

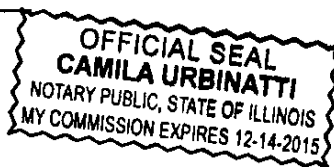
State of Illinois }  
County of Lake }

This instrument was acknowledged before me on 4/30/12 (date)

by Pamela Stavros (name/s) of person/s)

*Camila Urbinatti*

(Signature of Notary Public)



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