

# UNOFFICIAL COPY



## LIS PENDENS NOTICE

Doc#: 1233219080 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/27/2012 01:59 PM Pg: 1 of 4

STATE OF ILLINOIS  
COOK COUNTY

IN THE CIRCUIT COURT  
OF COOK COUNTY

COOK COUNTY, ILLINOIS

Type or Print Complete Information

[Reserved for Recorder's Use Only]

F12100522	]
Wells Fargo Bank, N.A., successor by merger to Wells Fargo	]
Home Mortgage, Inc.	]
Plaintiff,	]
vs.	]
Oscar H. Guzman De Leon, aka Oscar Humberto Guzman De	]
Leon aka Oscar H. DeLeon; Elma Guzman aka Elma	]
Guzman-Portillo, aka Elma Magaly Guzman; Elk Grove	]
Estates Homeowners' Association; Village on the Lake	]
Homeowners Association; Village on the Lake Condominium	]
No. 3; Unknown Owners and Non-Record Claimants	]
Defendants.	]

CASE NO. 12 CH 42131

Filed With The Court:  
11/21/12

### LIS PENDENS AND NOTICE OF FORECLOSURE

I, the undersigned, do hereby certify that I caused the above entitled mortgage foreclosure action to be filed in the above referenced circuit court and that the property affected by said cause is described as follows: SEE ATTACHED LEGAL DESCRIPTION

P.I.N. 08-32-101-019-1007

- (i) The names of all plaintiffs, defendants and the 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: Oscar H. Guzman De Leon
- (iv) The legal description is set forth below.
- (v) The common address or location of the property is: 700 Wellington Avenue Unit 107, Elk Grove Village, Illinois 60007
- (vi) Identification of the mortgage sought to be foreclosed

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- a) Mortgagors: Oscar H. Guzman De Leon, aka Oscar Humberto Guzman De Leon aka Oscar H. DeLeon; Elma Guzman aka Elma Guzman-Portillo, aka Elma Magaly Guzman
- b) Mortgagee: Wells Fargo Bank, N.A., successor by merger to Wells Fargo Home Mortgage, Inc.
- c) Date of mortgage: January 4, 2008
- d) Date and place of recording:  
January 22, 2008 in the office of the Recorder of Deeds or Registrar of Titles
- e) Document number: 0802217060

Recording document identification:

The undersigned further certifies pursuant to 735 ILCS 5/15-1218:

- (a) The name and address of the party plaintiff making said claim and asserting said mortgage is: Wells Fargo Bank, N.A., successor by merger to Wells Fargo Home Mortgage, Inc.
- (b) Said plaintiff claims a mortgage lien upon said real estate: 700 Wellington Avenue Unit 107, Elk Grove Village, Illinois 60007
- (c) The nature of said claim is the mortgage and foreclosure action described above.
- (d) The names of the persons against whom said claim is made are:  
Oscar H. Guzman De Leon, aka Oscar Humberto Guzman De Leon aka Oscar H. DeLeon; Elma Guzman aka Elma Guzman-Portillo, aka Elma Magaly Guzman; Elk Grove Estates Homeowners' Association; Village on the Lake Homeowners Association; Village on the Lake Condominium No. 3;
- (e) The legal description of said real estate appears below.
- (f) The name and address of the person executing this notice appears below.
- (g) The name and address of the person who prepared this notice appears below.



One of its attorneys

Gregory Stephen Caravajal, Jr.

Attorney at Law

ARDC No. 6284718

Prepared by:

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Bryan D. Hughes- 6300070, Ann W. Lopez- 6190037, Jonathan Nusgart- 6211908,

William B. Kalbac- 6301771, G. Stephen Caravajal, Jr. - 6284718, Christopher Iaria- 6301746,

Christopher Weldon- 6287653, Michael Anselmo- 6307649, Teena Thomas- 6304145

Molly Glanz- 6307821, Colin Winters- 627980

Return To: Firefly Legal, 19150 S. 88th Ave., Mokena, IL 60448

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## LEGAL DESCRIPTION:

PARCEL 1: UNIT NUMBER 107, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL): SUBLot B IN Lot 4 IN THE 2ND RESUBDIVISION OF PART OF Lot 1 IN THE VILLAGE ON THE LAKE SUBDIVISION (PHASE III), 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 NUMBER 21308121, 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 OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22389726; TOGETHER WITH AN UNDIVIDED 1.00 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN 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 AND KNOWN AS TRUST NUMBER 53436 JUNE 18, 1971 AND RECORDED JUNE 18, 1971 AS DOCUMENT NUMBER 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 MARIE D. MICEK AND WALTER S. MICEK DATED NOVEMBER 24, 1975 AND RECORDED DECEMBER 19, 1975 AS DOCUMENT NUMBERS 22330957 AND 22330958, FOR INGRESS AND EGRESS OVER Lot 2 (EXCEPT SUBDIVISION, Lots 'A', 'B', AND 'C'), IN VILLAGE ON THE LAKE SUBDIVISION, BEING A SUBDIVISION OF PART 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 NUMBER 2188012), IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office

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## CERTIFICATE OF SERVICE OF LIS PENDENS ON THE ILLINOIS DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATION

### AFFIDAVIT

State of Illinois )  
 ) SS  
County of Cook )

I, Hannah McKinney, on oath do hereby depose and state that I served a copy of the attached Lis Pendens to the Illinois Department of Financial and Professional Regulation at 122 S. Michigan Ave., Suite 1900, Chicago, IL 60603, on 11/24/12.

Hannah McKinney

### CERTIFICATION

Under penalties as provided by law pursuant to 735 ILCS 5/1-109, the undersigned certifies that the statements set forth in this instrument are true and correct, except as to matters therein stated to be on information and belief and as to such matters the undersigned certifies as aforesaid that he verily believes the same to be true.

Hannah McKinney

Property of Cook County Clerk's Office