

# UNOFFICIAL COPY



## LIS PENDENS NOTICE

Doc#: 1303126370 Fee: \$44.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/31/2013 02:42 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]

F12120411  
Nationstar Mortgage LLC  
  
Plaintiff,

vs.

Ninfa Cervantes aka Ninfa M. Cervantes; Kenneth  
Kufner; The Kedvale Castle Condominium  
Association; Unknown Owners and Non-Record  
Claimants  
Defendants.

CASE NO. 13 CH 2403

Filed With The Court:  
1/28/13

### 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. 13-15-411-010-0000 (old) ; 13-15-411-038-1002 (new)

- (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: Ninfa M. Cervantes
- (iv) The legal description is set forth below.
- (v) The common address or location of the property is: 4205 North Kedvale Avenue, Unit 1B, Chicago, Illinois 60641
- (vi) Identification of the mortgage sought to be foreclosed
  - a) Mortgagors: Ninfa Cervantes aka Ninfa M. Cervantes

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- b) Mortgagee: Nationstar Mortgage LLC
- c) Date of mortgage: January 5, 2006
- d) Date and place of recording:  
January 9, 2006 in the office of the Recorder of Deeds or Registrar of Titles
- e) Document number: 0600941073

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: Nationstar Mortgage LLC
- (b) Said plaintiff claims a mortgage lien upon said real estate: 4205 North Kedvale Avenue, Unit 1B, Chicago Illinois 60641
- (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:  
Ninfa Cervantes aka Ninfa M. Cervantes; Kenneth Kufner; The Kedvale Castle Condominium Association;
- (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

**Prepared by:**

FREEDMAN ANSELMO LINDBERG LLC

1807 W. Diehl Rd., Ste 333

Naperville, IL 60563

EMAIL: foreclosurenotice@fal-illinois.com

630-453-6960 866-402-8661

630-428-4620 (fax)

Attorney No. Cook 26122, DuPage 42005, Kane 031-26104,

Peoria 1794, Winnebago 3802, IL 03126232

Louis Freedman- 3126104, Thomas Anselmo- 3125949, Steven Lindberg- 3126232,

Doug Oliver - 6273607, Clay A. Mosberg- 1972316, Karl V. Meyer- 6220397,

Bryan D. Hughes- 6300070, Ann W. Lopez- 6190037, Jonathan Nuscgart- 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, John A. Blatt- 6301494

Gregory Stephen Caravajal, Jr.  
Attorney at Law

**Return To:**

Pro-Vest, LLC

One E. 22nd Street, Suite 120, Lombard, IL 60148

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**LEGAL DESCRIPTION:**

UNIT 4205-1B IN THE KEDVALE CASTLE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 20 AND 21 IN BLOCK 9 IN IRVING PARK, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 15 AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0523003025 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office

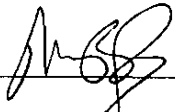
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## CERTIFICATE OF SERVICE OF LIS PENDENS ON THE ILLINOIS DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATION

### AFFIDAVIT

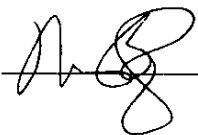
State of Illinois                    )  
   ) SS  
 County of Cook                    )

I, Mark Biskup, 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 2/4/13.



### 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.



PROPERTY OF COOK COUNTY CLERK'S OFFICE