

# UNOFFICIAL COPY



LIS PENDENS/  
NOTICE OF FORECLOSURE

PREPARED BY & RETURN TO:  
The Wirbicki Law Group LLC  
33 W. Monroe St., Suite 1140  
Chicago, IL 60603  
Phone: 312-360-9455  
Fax: 312-572-7823

Doc#: 1330444051 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/31/2013 03:54 PM Pg: 1 of 4

2013 OCT 29 PM 3:54

RECORDED

"THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION  
OBTAINED WILL BE USED FOR THAT PURPOSE"

W13-2808  
42463

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

RBS Citizens, N.A.;  
Plaintiff,

2013CH24452  
CALENDAR/ROOM 62  
TIME 00:00  
Owner Occupied

vs.

Case No.

Claudio Valenziano; Lexington Village Coach House  
Condominium Association; Unknown Heirs and  
Legatees of Claudio Valenziano, if any; Unknown  
Owners and Non Record Claimants;  
Defendants.

76 Margate Court, Unit C2, Schaumburg, IL  
60193

## NOTICE OF FORECLOSURE

I, the undersigned, do hereby certify that the above entitled cause was filed in the above Court on the 29<sup>th</sup> day of OCTOBER, 2013, for Foreclosure of a Mortgage and that the property affected by said cause is described as follows:

UNIT 11039RC2 IN LEXINGTON VILLAGE COACH HOUSE CONDOMINIUM, AS DELINEATED IN A SURVEY OF A PARCEL OF LAND BEING PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 24383272 AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

PARCEL 2:

A EXCLUSIVE RIGHT TO THE USE OF COVERED PARKING AREA NUMBER G11039RC2, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 24759029.

C/K/A: 76 Margate Court, Unit C2, Schaumburg, IL 60193

PIN: 07-22-402-045-1298



# UNOFFICIAL COPY

The subject mortgage has been recorded/registered as:

Date of Mortgage: January 24, 2012

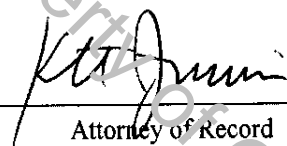
Date and place of recording: February 7, 2012 / Cook County Recorder of Deeds

Document No: 1203808317

Amount of Mortgage: \$32,000.00

Name of present owners of the real estate: Claudio Valenziano

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

  
Attorney of Record

**Kenneth J. Nannini**  
ARDC# 3121924

Russell C. Wirbicki (6186310)  
Kenneth J. Nannini (3121924)  
Laurence J. Goldstein (0999318)  
James A. Meece (6256386)  
Christopher J. Irk (6300084)  
Emily S. Kresse (6294405)  
Ryan P. McNeil (6308006)  
Brian M. Larson (6307947)  
Thomas J. Cassady (6307705)  
The Wirbicki Law Group LLC  
Attorney for Plaintiff  
33 W. Monroe St., Suite 1140  
Chicago, IL 60603  
Phone: 312-360-9455  
Fax: 312-572-7823  
Atty. No. 42463  
W13-2808  
pleadings.il@wirbickilaw.com



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W13-2808  
42463

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

RBS Citizens, N.A.;  
Plaintiff,

Case No. 13-CH-24452

VS.

76 Margate Court, Unit C2, Schaumburg, IL 60193

Claudio Valenziano; Lexington Village Coach House Condominium Association; Unknown Heirs and Legatees of Claudio Valenziano, if any; Unknown Owners and Non Record Claimants; Defendants.

**NOTICE OF FILING LIS PENDENS**

**TO:** Illinois Department of Financial and Professional Regulation  
Division of Banking  
100 W. Randolph St., 9<sup>th</sup> Floor  
Chicago, Illinois 60601

PLEASE TAKE NOTICE THAT on or about the 29<sup>th</sup> day of OCTOBER, 2013, the undersigned recorded a Lis Pendens with the Cook County Recorder of Deeds.

PIN: 07-22-402-045-1298

COMMON ADDRESS: 76 Margate Court, Unit C2, Schaumburg, IL 60193

  
\_\_\_\_\_  
Attorney for Plaintiff

**Kenneth J. Nannini**  
ARDC# 3121924

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