

# UNOFFICIAL COPY



Doc#: 1331041190 Fee: \$42.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/06/2013 04:03 PM Pg: 1 of 3

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

Cook County #21762

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

Nationstar Mortgage LLC

PLAINTIFF

No. 13 CH 024238

Vs.

1004 Balmoral Lane  
Elgin, IL 60120

Kiran V. Baxi; Smriti K. Baxi; Prerak K. Baxi; Ronak K.  
Baxi; PNC Bank, National Association; Unknown Owners  
and Nonrecord Claimants

DEFENDANTS

## LIS PENDENS AND NOTICE OF FORECLOSURE

I, the undersigned, do hereby certify that the above-entitled cause was filed in the above Court 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:
  - Kiran V. Baxi
  - Smriti K. Baxi
  - Prerak K. Baxi
  - Ronak K. Baxi

(iv) The legal description is:



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LOT 3 IN CASTLE CREEK OF ELGIN, BEING A PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 9 EAST THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 2005 AS DOCUMENT 0516034087, IN COOK COUNTY, ILLINOIS.

**TAX PARCEL NUMBER:** 06-29-207-009

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

1004 Balmoral Lane  
Elgin, IL 60120

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

a) Mortgagors:  
Kiran V. Baxi

Smriti K. Baxi  
Prerak K. Baxi  
Ronak K. Baxi

b) Mortgagee:

Mortgage Electronic Registration Systems, Inc. as Nominee for Taylor, Bean & Whitaker Mortgage Corp.

c) Date of mortgage: 2/22/2008

d) Date and place of recording:

3/4/2008

Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 0806405181

SIGNATURE: 

Attorney of Record

Rachel C. Meerkov  
ARDC # 6309681

**THIS DOCUMENT WAS PREPARED BY/MAIL TO: BOX 70**

CODILIS & ASSOCIATES, P.C.

Attorneys for Plaintiff

15W030 North Frontage Road, Suite 100

Burr Ridge, IL 60527

(630) 794-5300

14-13-17440

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

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Kiran V. Baxi; Smriti K. Baxi; Prerak K. Baxi; Ronak K. Baxi; PNC Bank, National Association; Unknown Owners and Nonrecord Claimants

DEFENDANTS

No. 13 CH 024238

1004 Balmoral Lane  
Elgin, IL 60120

NOTICE OF FILING PURSUANT TO PREDATORY LENDING  
DATABASE ACT

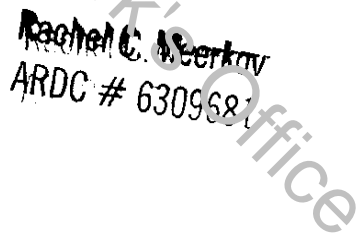
TO: Illinois Department of Financial and Professional Regulation  
Division of Banking  
100 W. Randolph, 9th Floor, Chicago, IL 60603  
Attn: **Anti Predatory Lending Database (APLD)**

**PLEASE TAKE NOTICE** that a copy of the attached Lis Pendens was filed with the Illinois Department of Financial and Professional Regulation Division of Banking.

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  
**14-13-17440**



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**PROOF OF SERVICE**

I, the undersigned, a non-attorney, certify that a copy of this notice was served by electronic transmission on October 31, 2013.

By: 

United Processing, Inc.