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Doc#: 1410144072 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/11/2014 12:33 PM Pg: 1 of 4

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

CitiMortgage, Inc.

Plaintiff,

vs.

**Richard J. Karels; Bonnie J. Karels; Unknown
Owners and Non-Record Claimants; Bank of
America, N.A.**

Defendants.

Case No. 14 CH 06025

**416 Thelma Court, Wheeling, IL
60090**

**LIS PENDENS
NOTICE OF FORECLOSURE**

I, the undersigned, do hereby certify that the above entitled cause was filed in the above Court on the 9th day of April, 2014, for Foreclosure and is now pending in said Court and that the property affected by said cause is described as follows:

Lot 61 in Poplar Grove Subdivision being a subdivision in the Southwest 1/4 of the Northwest 1/4 of Section 10, Township 42 North, Range 11, East of the Third Principal Meridian, according to the plat there recorded June 5, 1957 as Document No. 16922627 in Cook County, Illinois. Contained on plat recorded August 29, 1960 as Document No. 5058847.

Commonly known as: 416 Thelma Court, Wheeling, IL 60090

Tax Parcel No.: 03-10-114-010-000

The subject mortgage has been recorded June 28, 1999 as Document Number 99618342, Cook County, Illinois records.

The title holders of the subject property are Richard J. Karels and Bonnie J. Karels, as tenants by the entirety

C44

14-007245_CKS

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Prepared by and Return To:
Alan S. Kaufman (6289893)
Cari A. Kauffman (6301778)
Keith Levy (6279243)
Laura A. Duplantier (6297986)
✓Shara A. Netterstrom (6294499)
Joel A. Knosher (6298481)
Zachariah L. Manchester (6303885)
MANLEY DEAS KOCHALSKI LLC
Attorneys for Plaintiff
One East Wacker, Suite 1250
Chicago, IL 60601
Telephone: 312-651-6700
Fax: 614-220-5615
Atty. No.: 48928

CitiMortgage, Inc.

BY: Shara Netterstrom
One of Plaintiff's Attorneys

Shara Netterstrom
ARDC# 6294499

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

APR -9 AM 9:36
DOROTHY BROWN
CLERK OF THE CIRCUIT COURT
CHANCERY DEPARTMENT

14CH06025

2014CH06025
CALENDAR/ROOM 64
TIME 00:00
OWNER OCCUPIED

CitiMortgage, Inc.

Plaintiff,

vs.

Richard J. Karels; Bonnie J. Karels; Unknown
Owners and Non-Record Claimants; Bank of
America, N.A.

Defendants.

Case No.

416 Thelma Court, Wheeling, IL
60090

**COMPLIANCE WITH PREDATORY LENDING DATABASE SECTION OF
RESIDENTIAL REAL PROPERTY DISCLOSURE ACT**

TO: Illinois Department of Financial and Professional Regulation
100 West Randolph Street, 9th Floor
Chicago, Illinois 60601

CERTIFICATION

I, the undersigned attorney, certify that I prepared this notice on April 7th, 2014 to be filed along with a copy of the lis pendens notice with the above entitled address.

Under penalties as provided by law pursuant to 735 ILCS 5/1-109, I certify that the statements set forth herein are true and correct.

Alan S. Kaufman (6289893)
Cari A. Kauffman (6301778)
Keith Levy (6279243)
Laura A. Duplantier (6297986)
✓ Shara A. Netterstrom (6294499)
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Atty. No.: 48928

Shara Netterstrom
One of Plaintiff's Attorneys

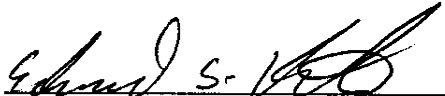
Shara Netterstrom
ARDC# 6294499

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CERTIFICATE OF SERVICE

Under penalties as provided by law pursuant to 735 ILCS 5/1-109 of the Illinois Code of Civil Procedure, the undersigned certifies that true and correct copies of this Certificate of Service and Lis Pendens were served on the Parties named below, via hand delivery, on April 11, 2014.

Signed and Certified



Illinois Department of Financial
and Professional Regulation
100 West Randolph Street, 9th Floor
Chicago, IL 60601

Property of Cook County Clerk's Office