

# UNOFFICIAL COPY



Doc#: 1503310076 Fee: \$42.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A.Yarbrough  
Cook County Recorder of Deeds  
Date: 02/02/2015 02:18 PM Pg: 1 of 3

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

Cook County #21762

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

Sparta GP Holding REO Corp

PLAINTIFF

No. 15 CH 001136

Vs.

2325 N. Neva Avenue Unit #103B  
Chicago, IL 60707

Leonel Chavez; Sparta GP Holding REO Corp; Oakfield  
West Condominium 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:

Leonel Chavez

- (iv) The legal description is:

UNIT 103 B IN OAKFIELD WEST CONDOMINIUM AS DELINEATED ON SURVEY OF CERTAIN LOTS AND VACATED ALLEYS OR PARTS THEREOF IN MONT CLARE BEING A SUBDIVISION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 31, AND THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, LYING SOUTH OF FULLERTON AVENUE, ALL IN TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE 3RD PRINCIPAL MERIDIAN, IN COOK COUNTY,



# UNOFFICIAL COPY

ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT C TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY NORTHWEST NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST NUMBER 1535 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 22846239, TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SET DECLARATION, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED TO RECORD, IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATION, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF EACH SUCH AMENDED DECLARATION AS THOUGH CONVEYED HEREBY

**TAX PARCEL NUMBER:** 13-31-107-024-1003

(v) The common address or location of the property is:  
2325 N. Neva Avenue Unit #103B  
Chicago, IL 60707

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

a) Mortgagors:

Leonel Chavez

b) Mortgagee:

Mortgage Electronic Registration Systems, Inc. as Nominee for Wilmington Finance, Inc.

c) Date of mortgage: 5/10/2006

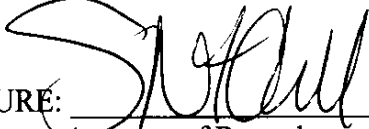
d) Date and place of recording:

8/24/2006

Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 0623632038

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



Attorney of Record

Stephen N. Grill  
ARDC # 6310905

**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

14-15-00811

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

# UNOFFICIAL COPY

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

Sparta GP Holding REO Corp  
PLAINTIFF

Vs.

Leonel Chavez; Sparta GP Holding REO Corp; Oakfield  
West Condominium Association; Unknown Owners and  
Nonrecord Claimants  
DEFENDANTS

No. 15 CH 001136

2325 N. Neva Avenue Unit #103B  
Chicago, IL 60707

### 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  
**14-15-00811**

Stephen N. Grill  
ARDC #0310905

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

### PROOF OF SERVICE

I, the undersigned, a non-attorney, certify that a copy of this notice was served by electronic transmission on January 27, 2015.

By: 