

# UNOFFICIAL COPY



Doc#: 1504416063 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/13/2015 02:29 PM Pg: 1 of 4

Property of Cook County Clerk's Office

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

**Nationstar Mortgage LLC**  
Plaintiff,

vs.

**Jerry Coleman; Mortgage Electronic  
Registration Systems, Inc., as nominee for First  
Magnus Financial Corporation, an Arizona  
Corporation, its successors and assigns; State of  
Illinois; Garden Court Townhouse Association;  
Unknown Owners and Non-Record Claimants**  
Defendants.

Case No. 15 CH 02298

18640 Golfview Drive, Hazelcrest, IL  
60429

### LIS PENDENS NOTICE OF FORECLOSURE

I, the undersigned, do hereby certify that the above entitled cause was filed in the above Court on the 10th day of February, 2015, for Foreclosure and is now pending in said Court and that the property affected by said cause is described as follows:

Parcel 1:

Lot 3 in Village West Cluster 5, a subdivision of a part of parcel of land being a part of the West half of the Northeast Quarter and the East half of the Northwest Quarter of Section 2, Township 35 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois and more particularly described as follows:

Commencing at a point, being the intersection of the North line of said section 2 with the North and South centerline of the Northeast 1/4; thence along said centerline South 0 degrees, 26 minutes, 50 seconds East 1672.30 feet to a point, being the point of beginning; thence continuing along said centerline South 0

C44

**UNOFFICIAL COPY**

degrees, 26 minutes, 50 seconds East, 1012.03 feet to a point in the East and West centerline of said section 2, thence along said centerline North 89 degrees, 50 minutes, 69 seconds West, 1306.44 feet to a point in the East right of way of Central Park Avenue; thence along aforesaid Right of way North 9 degrees, 31 minutes, 25 seconds West, 387.78 feet to a point in the East right of way of Village Drive; thence along aforesaid right of way North 80 Degrees, 28 minutes, 35 seconds East, 108.34 feet to a point of curve; thence along a curve to the right having a radius of 350 feet a distance of 94.98 feet to a point of Tangency; thence continuing along aforesaid right of way North 86 degrees, 12 minutes, 18 seconds East, 363.28 feet to a point of curve; thence along a curve to the left having a radius of 447 feet a distance of 724.65 feet to a point of Tangency; thence continuing along aforesaid Right of way North 6 degrees, 40 minutes, 48 seconds West, 75.95 feet to a point; thence leaving aforesaid right of way North 89 degrees, 33 minutes, 10 seconds East 443.82 feet to the point of beginning; According to plat thereof registered in the Office of the registrar of titles of Cook County, Illinois on December 15, 1972 as document Number LR2665716.

Parcel 2:

Easements Appurtenant to and for the benefit of parcel 1 over Lots 130, 133 and 136 as set forth on the plat of Village West Cluster 5, filed December 15, 1972 as document LR2665716 and as created by the declaration of covenants, conditions and restrictions made by Garden Court Townhouse Association filed April 25, 1973 as Document LR2687536, for ingress and egress.

Commonly known as: 18640 Golfview Drive, Hazelcrest, IL 60429

Tax Parcel No.: 31-02-204-003-0000

The subject mortgage has been recorded May 9, 2007 as Document Number 0712942120, Cook County, Illinois records.

The title holders of the subject property are Jerry Coleman

Prepared by and Return To:

Zachariah L. Manchester (6303885)

Alan S. Kaufman (6289893)

Shara A. Netterstrom (6294499)

Edward R. Peterka (6220416)

Joel A. Knosher (6298481)

Keith Levy (6279243)

Ellen C. Craswell (6308804)

Shanna L. Bacher (6302793)

**MANLEY DEAS KOCHALSKI LLC**

Attorneys for Plaintiff

One East Wacker, Suite 1250, Chicago, IL 60601

Phone: 312-651-6700; Fax: 614-220-5613

Atty. No.: 48928

Nationstar Mortgage LLC

BY:   
One of Plaintiff's Attorneys

Zachariah L. Manchester  
ARDC #6303885

# UNOFFICIAL COPY

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

**Nationstar Mortgage LLC**  
**Plaintiff,**

vs.

**Jerry Coleman; Mortgage Electronic  
Registration Systems, Inc., as nominee for First  
Magnus Financial Corporation, an Arizona  
Corporation, its successors and assigns; State of  
Illinois; Garden Court Townhouse Association;  
Unknown Owners and Non-Record Claimants**  
**Defendants.**

15CH 02298

Case No. \_\_\_\_\_

18640 Golfview Drive, Hazelcrest, IL  
60429

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

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

#### CERTIFICATION

I, the undersigned attorney, certify that I prepared this notice on February 9, 2015 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, 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/she verily believes the same to be true.

Dated: 2/9/15

Zachariah L. Manchester (6303885)

Alan S. Kaufman (6289893)

Shara A. Netterstrom (6294499)

Edward R. Peterka (6220416)

Joel A. Knosher (6298481)

Keith Levy (6279243)

Ellen C. Craswell (6308804)

Shanna L. Bacher (6302793)


MANLEY DEAS KOCHALSKI LLC

Attorneys for Plaintiff

One East Wacker, Suite 1250, Chicago, IL 60601

Phone: 312-651-6700; Fax: 614-220-5613

Atty. No.: 48928

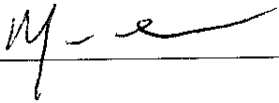
  
\_\_\_\_\_  
One of Plaintiff's Attorneys

Zachariah Manchester  
ARDC #6303885

# UNOFFICIAL COPY

## 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 2/13/15, 2015.

Signed and Certified 

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

Property of Cook County Clerk's Office