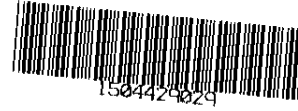


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LIS PENDENS NOTICE



Doc#: 1504429029 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/13/2015 10:45 AM Pg: 1 of 4

STATE OF ILLINOIS
COOK COUNTY

IN THE CIRCUIT COURT
OF COOK COUNTY

COOK COUNTY, ILLINOIS

Type or Print Complete Information

[Reserved for Recorder's Use Only]

F14120190
Wells Fargo Bank, N.A.

Plaintiff,

vs.

Leticia Anaya; Anthony J. Russell; The Gardens at
Harding & Roscoe Condominium Association;
Unknown Owners and Non-Record Claimants
Defendants.

CASE NO. 15CH2258

Filed With The Court:
2-10-15

LIS PENDENS AND NOTICE OF FORECLOSURE

I, the undersigned, do hereby certify that I caused the above entitled mortgage foreclosure action to be filed in the above referenced circuit court and that the property affected by said cause is described as follows: SEE ATTACHED LEGAL DESCRIPTION

P.I.N. 13-23-310-017-0000 (old) ; 13-23-310-035-1012 (new)

- (i) The names of all plaintiffs, defendants and the 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: Anthony J. Russell and Leticia Anaya
- (iv) The legal description is set forth below.
- (v) The common address or location of the property is: 3920 West Roscoe Street, Unit 3, Chicago, Illinois 60618
- (vi) Identification of the mortgage sought to be foreclosed

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- a) Mortgagors: Leticia Anaya; Anthony J. Russell
- b) Mortgagee: Wells Fargo Bank, N.A.
- c) Date of mortgage: May 11, 2007
- d) Date and place of recording:
May 21, 2007 in the office of the Recorder of Deeds or Registrar of Titles
- e) Document number: 0714142063

Recording document identification:

The undersigned further certifies pursuant to 735 ILCS 5/15-1218:

- (a) The name and address of the party plaintiff making said claim and asserting said mortgage is: Wells Fargo Bank, N.A.
- (b) Said plaintiff claims a mortgage lien upon said real estate: 3920 West Roscoe Street, Unit 3, Chicago, Illinois 60618
- (c) The nature of said claim is the mortgage and foreclosure action described above.
- (d) The names of the persons against whom said claim is made are:
Leticia Anaya; Anthony J. Russell; The Gardens at Harding & Roscoe Condominium Association;
- (e) The legal description of said real estate appears below.
- (f) The name and address of the person executing this notice appears below.
- (g) The name and address of the person who prepared this notice appears below.

Prepared by:

ANSELMO LINDBERG OLIVER LLC
1771 W. Diehl Rd., Ste 120
Naperville, IL 60563-4947
630-453-6960 866-402-8661
630-428-4620 (fax)

Attorney No. Cook 58852, DuPage 293191, Kane 031-26104,
Peoria 1794, Winnebago 3802, IL 03126232

One of its Attorneys
Steven C. Lindberg
Attorney at Law
ARDC No: 3126232

Return To:

Firefly Legal
19150 S. 88th Ave.
Mokena, IL 60448

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LEGAL DESCRIPTION:

PARCEL 1:

UNIT 3920-3 IN THE GARDENS AT HARDING & ROSCOE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 53 AND 54 IN HAENTZE AND WHEELER'S SUBDIVISION NUMBER 8 BEING A RESUBDIVISION OF BLOCK 8 IN K.K. JONES SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS APPENDIX "D" TO THE PROPOSED DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0626516106 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-8, A LIMITED COMMON ELEMENTS. ASSIGNMENT OF THE LIMITED COMMON ELEMENTS IS INDICATED IN THE PROPOSED DECLARATION RECORDED AS DOCUMENT 0626516106.

Property of Cook County Clerk's Office

CERTIFICATE OF SERVICE OF LIS PENDENS ON THE ILLINOIS DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATION

UNOFFICIAL COPY

AFFIDAVIT

State of Illinois)
) SS
County of Cook)

I, Lu-S Solis, on oath do hereby depose and state that I served a copy of the attached Lis Pendens to the Illinois Department of Financial and Professional Regulation at the Thompson Center, 100 W. Randolph Street, Chicago, IL 60601, on

FEB 13 2015

[Handwritten Signature]

CERTIFICATION

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 verily believes the same to be true.

[Handwritten Signature]

Property of Cook County Clerk's Office