

# UNOFFICIAL COPY

## LIS PENDENS NOTICE



STATE OF ILLINOIS  
COOK COUNTY

Doc#: 1514719126 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/27/2015 03:14 PM Pg: 1 of 4

IN THE CIRCUIT COURT  
OF COOK COUNTY

COOK COUNTY, ILLINOIS

Type or Print Complete Information

[Reserved for Recorder's Use Only]

F14080013  
Wells Fargo Bank, N.A.

Plaintiff,

vs.

Jennifer L. Schafer; Brian Newton aka Brian R.  
Newton; Southgate Townhome Association aka  
The Southgate Townhome Association; Unknown  
Owners and Non-Record Claimants  
Defendants.

CASE NO. 15 CH 8360

Filed With The Court:

5-26-15

### 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. 06-24-409-038-0000 (new) ; 06-24-409-007-0000 (old)

- (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: Brian R. Newton and Jennifer L. Schafer
- (iv) The legal description is set forth below.
- (v) The common address or location of the property is: 278 Butternut Lane, Streamwood, Illinois 60107
- (vi) Identification of the mortgage sought to be foreclosed

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- a) Mortgagors: Jennifer L. Schafer; Brian Newton aka Brian R. Newton
- b) Mortgagee: Wells Fargo Bank, N.A.
- c) Date of mortgage: February 28, 2005
- d) Date and place of recording: March 9, 2005 in the office of the Recorder of Deeds or Registrar of Titles
- e) Document number: 0506849151

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: 278 Butternut Lane, Streamwood, Illinois 60107
- (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: Jennifer L. Schafer; Brian Newton aka Brian R. Newton; Southgate Townhome Association aka The Southgate Townhome 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  
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 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 B278: THAT PART OF LOT 24 IN BLOCK 10, IN STREAMWOOD GREEN UNIT THREE-A, A SUBDIVISION OF PART OF THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 20, 1986 AS DOCUMENT NUMBER 86252751, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 24; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 24, SAID LINE BEING AN ARC OF A CIRCLE, CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 60.00 FEET, THE CHORD THEREOF HAVING A BEARING OF N46°34'14"W AND A LENGTH OF 1.27 FEET, AN ARC-DISTANCE OF 1.27 FEET TO A POINT; THENCE N0°05'39"E, A DISTANCE OF 140.94 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 24; THENCE EASTERLY AND SOUTHERLY ALONG THE NORTH, NORTHEAST, AND SOUTHEAST LINES OF SAID LOT 24, THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) S89°55'28"E, 32.23 FEET; THENCE (2) S45°57'58"E, 75.86 FEET; THENCE(3) S44°02'02"W, 123.84 FEET TO THE PLACE OF BEGINNING, (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 24; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 24, SAID LINE BEING AN ARC OF A CIRCLE, CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 60.00 FEET, THE CHORD THEREOF HAVING A BEARING OF N46°34'14"W AND A LENGTH OF 1.27 FEET, AN ARC-DISTANCE OF 1.27 FEET TO A POINT; THENCE N0°05'39"E, A DISTANCE OF 73.60 FEET TO A POINT; THENCE S89°55'07"E, A DISTANCE OF 72.70 FEET TO A POINT ON THE SOUTHEAST LINE OF SAID LOT 24; THENCE S44°02'02"W ALONG SAID SOUTHEAST LOT LINE, A DISTANCE OF 103.44 FEET TO THE PLACE OF BEGINNING), IN COOK COUNTY, ILLINOIS.

PARCEL 2: INGRESS AND EGRESS EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL B278 AS DEFINED AND SET FORTH IN THE DECLARATION FOR SOUTHGATE RECORDED NOVEMBER 19, 2004 AS DOCUMENT NO. 0432449081.

Cook County Clerk's Office

