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LIS PENDENS NOTICE

STATE OF ILLINOIS
COOK COUNTY

Doc#: 1533522055 Fee: \$44.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/01/2015 01:40 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]

F15100078
Bank of America, N.A.

Plaintiff,

vs.

James L. Vann aka James Vann; Fifth Third Bank; The
United States of America, Department of the Treasury;
Unknown Owners and Non-Record Claimants
Defendants.

CASE NO. 15 CH 17450

Filed With The Court:

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. 03-12-305-080-0000; 03-12-300-050-0000 (old); 03-12-300-109-0000 (old); 03-12-303-001-0000 (old); 03-12-303-002-0000 (old); 03-12-303-003-0000 (old); 03-12-304-001-0000 (old); 03-12-304-002-0000 (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: James L. Vann
- (iv) The legal description is set forth below.
- (v) The common address or location of the property is: 508 Prestwick Lane, Wheeling, Illinois 60090
- (vi) Identification of the mortgage sought to be foreclosed

COPY REVIEWER

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- a) Mortgagors: James L. Vann aka James Vann
- b) Mortgagee: KH Financial, LP
- c) Date of mortgage: February 25, 2015
- d) Date and place of recording: March 10, 2004 in the office of the Recorder of Deeds or Registrar of Titles
- e) Document number: 0407004078

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: Bank of America, N.A.
- (b) Said plaintiff claims a mortgage lien upon said real estate: 508 Prestwick Lane, Wheeling, Illinois 60090
- (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: James L. Vann aka James Vann; Fifth Third Bank, The United States of America, Department of the Treasury;
- (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

Anselmo Lindberg Oliver LLC

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, YOU ARE ADVISED THAT ANSELMO LINDBERG OLIVER LLC IS DEEMED TO BE A DEBT COLLECTOR FOR ITS RESPECTIVE CLIENTS AND ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

Return To: ATG LegalServe, Inc., 1 South Wacker, 24th Floor, Chicago, IL 60606

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

AFFIDAVIT

State of Illinois)
) SS
County of Cook)

I, Regina Bates, 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

DEC 01 2015

Regina Bates

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.

Regina Bates

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LEGAL DESCRIPTION:

PARCEL 1:

THAT PART OF NON-EASEMENT AREA 14 OF ASTOR PLACE, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 7, 2002 AS DOCUMENT NO. 0020637731, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 1 IN SAID ASTOR PLACE; THENCE NORTH 01° 42' 30" WEST ALONG A WESTERLY LINE OF SAID LOT 522.37 FEET TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID NON-EASEMENT AREA 14; THENCE NORTH 88° 17' 30" EAST ALONG THE WESTERLY EXTENSION OF SAID SOUTH LINE 25.23 FEET TO THE SOUTHWEST CORNER OF SAID NON-EASEMENT AREA 14 FOR A POINT OF BEGINNING; THENCE NORTH 01° 42' 30" WEST ALONG THE WEST LINE OF SAID NON-EASEMENT AREA 14, 63.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 88° 17' 30" EAST ALONG THE NORTH LINE OF SAID NON-EASEMENT AREA 14, 29.50 FEET; THENCE SOUTH 01° 42' 30" EAST, AT RIGHT ANGLES TO SAID NORTH LINE, 63.00 FEET TO THE SOUTH LINE OF SAID NON-EASEMENT AREA 14; THENCE SOUTH 88° 17' 30" WEST ALONG SAID SOUTH LINE 29.50 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS AND CONTAINING 1858 SQUARE FEET.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 OVER COMMON AREAS AS SET FORTH IN DECLARATION DOCUMENT 0030130151 RECORDED JANUARY 28, 2003, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office