

# UNOFFICIAL COPY



1534918020

## LIS PENDENS NOTICE

Doc#: 1534918020 Fee: \$44.00

RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 12/15/2015 10:02 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]

F15100191

Champion Mortgage Company

Plaintiff,

vs.

Michael Kotwas, as successor Trustee under Trust Agreement dated March 13, 2002 and known as Jerome J. Zboinski Living Trust; Unknown beneficiaries under trust agreement dated March 13, 2002 and known as Jerome J. Zboinski Living Trust; Secretary of Housing and Urban Development; Patrick Kutas; Roseanne Dziedzic; Debra Babich; David Witczak; Unknown Heirs and Legatees of Jerome W. Zboinski; Unknown Owners and Non-Record Claimants  
Defendants.

CASE NO.

15 CH17990

Filed With The Court:

12-11-15

## 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. 19-15-413-002-0000

- (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: Michael Kotwas as successor Trustee under Trust Agreement dated March 13, 2002 and known as Jerome J. Zboinski Living Trust
- (iv) The legal description is set forth below.
- (v) The common address or location of the property is: 6005 South Karlov Avenue, Chicago, Illinois 60629

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- (vi) Identification of the mortgage sought to be foreclosed
- a) Mortgagors: Jerome J. Zboinski (Deceased)
  - b) Mortgagee: First Midwest Bank
  - c) Date of mortgage: September 25, 2006
  - d) Date and place of recording: October 13, 2006 in the office of the Recorder of Deeds or Registrar of Titles
  - e) Document number: 0628605061

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: Champion Mortgage Company
- (b) Said plaintiff claims a mortgage lien upon said real estate: 6005 South Karlov Avenue, Chicago, Illinois 60629
- (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:  
Michael Kotwas, as successor Trustee under Trust Agreement dated March 13, 2002 and known as Jerome J. Zboinski Living Trust; Unknown beneficiaries under trust agreement dated March 13, 2002 and known as Jerome J. Zboinski Living Trust; Secretary of Housing and Urban Development; Patrick Kutas; Roseanne Dziedzic; Debra Babich; David Witczak; Unknown Heirs and Legatees of Jerome W. Zboinski;
- (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.

\_\_\_\_\_  
One of its Attorneys

**Steven C. Lindberg**  
Attorney-at-Law, ARDC No. 3126232  
Anselmo Lindberg Oliver LLC

**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

**THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR.**

Return To:  
Firefly Legal, Inc.  
19150 S. 88th Ave.  
Mokena, IL 60448

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LEGAL DESCRIPTION:

LOT 39 IN BLOCK 2 IN A.T. MCINTOSH'S 61 STREET SUBDIVISION OF THE SOUTHEAST 1/4 OF THE  
NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE  
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

**UNOFFICIAL COPY****CERTIFICATE OF SERVICE OF LIS PENDENS ON THE ILLINOIS DEPARTMENT OF  
FINANCIAL AND PROFESSIONAL REGULATION****AFFIDAVIT**

State of Illinois                     )  
  ) SS  
County of Cook                     )

I, CVS 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  
12-15-15.


**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.



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