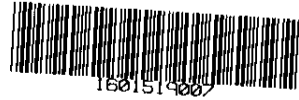


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LIS PENDENS NOTICE



STATE OF ILLINOIS
COOK COUNTY

Doc#: 1601519007 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/15/2016 09:13 AM 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]

F14090064]
Cenlar FSB]
Plaintiff,]
vs.]
Esther M. Kowalski aka Esther Kowalski;]
Lexington Commons Coach Houses Condominium]
Association; First Bank and Trust Company of]
Illinois, as Trustee under a Trust Agreement dated]
October 9, 2001, known as Trust Number 10-2468;]
Unknown beneficiaries of Trust Agreement dated]
October 9, 2001, known as Trust Number 10-2468;]
Unknown Owners and Non-Record Claimants]
Defendants.]

CASE NO. 16 CH 461

Filed With The Court:

1-13-16

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. 03-03-100-054-1087;

- (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: First Bank and Trust Company of Illinois, as Trustee under a Trust Agreement dated October 9, 2001, known as Trust Number 10-2468
- (iv) The legal description is set forth below.
- (v) The common address or location of the property is: 1108 Woodbury Lane Unit B1, Wheeling, Illinois 60090

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- (vi) Identification of the mortgage sought to be foreclosed
- a) Mortgagors: Esther M. Kowalski aka Esther Kowalski
 - b) Mortgage: Mortgage Electronic Registration Systems, Inc., as a nominee for Lydian Mortgage, a Division of Lydian Private Bank
 - c) Date of mortgage: August 8, 2007
 - d) Date and place of recording:
August 31, 2007 in the office of the Recorder of Deeds or Registrar of Titles
 - e) Document number: 0724305231

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: Cenlar FSB
- (b) Said plaintiff claims a mortgage lien upon said real estate: 1108 Woodbury Lane Unit B1, 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:
Esther M. Kowalski aka Esther Kowalski, Lexington Commons Coach Houses Condominium Association; First Bank and Trust Company of Illinois, as Trustee under a Trust Agreement dated October 9, 2001, known as Trust Number 10-2468; Unknown beneficiaries of Trust Agreement dated October 9, 2001, known as Trust Number 10-2468;
- (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

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:

UNIT NUMBER 1-4-15-L-B-1 TOGETHER WITH A PERPETUAL AND EXCLUSIVE EASEMENT IN AND TO GARAGE UNIT NUMBER G-1-4-15-L-B-1 AS DELINEATED ON A PLAT OF SURVEY OF A PARCEL OF LAND BEING A PART OF THE WEST 1/2 OF THE WEST 1/2 OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE OF MCHENRY ROAD, IN COOK COUNTY, ILLINOIS (HEREINAFTER REFERRED TO AS "DEVELOPMENT PARCEL"), A PORTION OF WHICH DEVELOPMENT PARCEL IS DESCRIBED AS BEING LEXINGTON COMMONS UNIT 1 SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 3, AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED JULY 28, 1978 AS DOCUMENT NUMBER 24557904 WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY CENTRAL NATIONAL BANK IN CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 30, 1977 AND KNOWN AS TRUST NUMBER 22718, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON DECEMBER 11, 1978 AS DOCUMENT NUMBER 24759090 AS AMENDED FROM TIME TO TIME, TOGETHER WITH A PERCENTAGE OF COMMON ELEMENTS APPURTENANT TO SAID UNITS AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS AS SAME ARE FILED OF RECORDED PURSUANT TO SAID DECLARATION, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD, IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATION WHICH PERCENTAGE SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF SUCH AMENDED DECLARATION AS THOUGH CONVEYED HEREBY IN COOK COUNTY, ILLINOIS.

Approved by Cook County Clerk's Office

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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, W 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

_____ Date: JAN 14 2016

Signature: [Handwritten Signature]

Name: W S Solis

Title: Office Assoc.

Company: Fidelity Royal

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.

Date: JAN 14 2016

Signature: [Handwritten Signature]

Name: W S Solis

Title: Office Assoc.

Company: Fidelity Royal