

UNOFFICIAL COPY

LIS PENDENS/  
NOTICE OF FORECLOSURE

PREPARED BY & RETURN TO:  
The Wirbicki Law Group LLC  
33 W. Monroe St., Suite 1140  
Chicago, IL 60603  
Phone: 312-360-9455  
Fax: 312-360-9461

Doc# 1705816012 Fee \$44.00  
RHSP FEE: \$9.00 RPRF FEE: \$1.00  
KAREN A. YARBROUGH  
COOK COUNTY RECORDER OF DEEDS  
DATE: 02/27/2017 10:41 AM PG: 1 OF 4

"THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION  
OBTAINED WILL BE USED FOR THAT PURPOSE"

WA14-0141  
42463

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
COUNTY DEPARTMENT, CHANCERY DIVISION

The Bank of New York Mellon f/k/a The Bank of New  
York, as Trustee for the Holders of the GE-WMC  
Asset-Backed Pass-Through Certificates, Series 2005-  
2;

Plaintiff,

vs.

Jose Albavera; Cedar Run V Condominium; Cedar Run  
Homeowners' Corporation; HSBC Mortgage Services  
Inc.; Unknown Heirs and Legatees of Jose Albavera, if  
any; Unknown Owners and Non Record Claimants;  
Defendants.

Case No.

17CH 02698

1232 Oboe Court, Unit 35D, Wheeling, IL  
60090

NOTICE OF FORECLOSURE

I, the undersigned, do hereby certify that the above entitled cause was filed in the above Court on  
the 22<sup>nd</sup> day of FEBRUARY, 2017, for Foreclosure of a Mortgage and that the property  
affected by said cause is described as follows:

PARCEL 1:

UNIT 35-D IN CEDAR RUN 5 CONDOMINIUM, AS DELINEATED ON THE  
SURVEY OF LOTS 32 TO 41 BOTH INCLUSIVE IN THE CEDAR RUN  
SUBDIVISION, BEING IN THE NORTHEAST QUARTER OF SECTION 4,  
TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL  
MERIDIAN, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN  
THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF  
CONDOMINIUM RECORDED AS DOCUMENT NUMBER 22241407 AS  
AMENDED FROM TIME TO TIME IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET  
FORTH IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT  
NUMBER 22109221 AND AS CREATED BY MORTGAGE FROM EDMUND



CCRD REVIEWER

# UNOFFICIAL COPY

FRANK CHESNEY AND MILDRED P. CHESNEY, DATED APRIL 9, 1973 AND RECORDED APRIL 13, 1973 AS DOCUMENT NUMBER 22286608, AND AS CREATED BY DEED FROM THE TEKTON CORPORATION A CORPORATION OF DELAWARE TO EDMUND FRANK CHESNEY AND MILDRED P. CHESNEY, HIS WIFE, DATED FEBRUARY 1, 1973 AND RECORDED APRIL 12, 1973 AS DOCUMENT NUMBER 22286007, FOR INGRESS AND EGRESS, IN THE CEDAR RUN SUBDIVISION, AFORESAID ALL IN COOK COUNTY, ILLINOIS

C/K/A: 1232 Oboe Court, Unit 35D, Wheeling, IL 60090  
PIN: 03-04-204-075-1016

The subject mortgage has been recorded/registered as:

Date of Mortgage: September 8, 2005

Date and place of recording: September 26, 2005 / Cook County Recorder of Deeds

Document No: 0526949053

Amount of Mortgage: \$133,200.00

Name of present owners of the real estate: Jose J. Altavera

SIGNATURE: \_\_\_\_\_  
Attorney of Record

Laurence J. Goldstein  
ARDC# 0999318

Russell C. Wirbicki (6186310)  
Laurence J. Goldstein (0999318)  
Christopher J. Irk (6300084)  
Thomas J. Cassady (6307705)  
Cory J. Harris (6319221)  
David A. Drescher (6301378)  
Tenyse L. Gooden (6312918)  
Amanda Rubel Portes (6297441)  
The Wirbicki Law Group LLC  
Attorney for Plaintiff  
33 W. Monroe St., Suite 1140  
Chicago, IL 60603  
Phone: 312-360-9455  
Fax: 312-360-9461  
Atty. No. 42463  
WA14-0141  
pleadings.il@wirbickilaw.com



\* W L G 3 8 0 7 5 4 3 W L G \*

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**WA14-0141  
42463**

**IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
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The Bank of New York Mellon f/k/a The Bank of  
New York, as Trustee for the Holders of the GE-  
WMC Asset-Backed Pass-Through Certificates,  
Series 2005-2;  
Plaintiff.

Case No.

17 CA 02698

1232 Oboe Court, Unit 35D, Wheeling, IL 60090

VS.

Jose Albavera; Cedar Run V Condominium; Cedar  
Run Homeowners' Corporation; HSBC Mortgage  
Services Inc.; Unknown Heirs and Legatees of Jose  
Albavera, if any; Unknown Owners and Non  
Record Claimants;  
Defendants.


**NOTICE OF FILING LIS PENDENS**

**TO:** Illinois Department of Financial and Professional Regulation  
Division of Banking  
100 W. Randolph St., 9<sup>th</sup> Floor  
Chicago, Illinois 60601

PLEASE TAKE NOTICE THAT on or about the 22<sup>nd</sup> day of February, 2017, the  
undersigned recorded a Lis Pendens with the Cook County Recorder of Deeds.

**PIN:** 03-04-204-075-1016

**COMMON ADDRESS:** 1232 Oboe Court, Unit 35D, Wheeling, IL 60090

  
Attorney for Plaintiff

**Laurence J. Goldstein**  
ARDC# 0999318

Russell C. Wirbicki (6186310)  
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Attorney for Plaintiff  
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## CERTIFICATE OF SERVICE

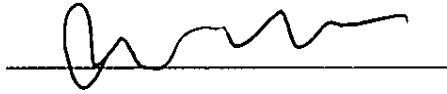
I, the undersigned, being first on oath duly sworn, deposes and states that a true copy of the above and foregoing **Notice of Filing** was:

☐ personally delivered

☐ mailed by depositing said documents in the U.S. Mail at  
33 W. Monroe St., Suite 1140, Chicago, IL 60603,  
postage prepaid

☒ E-mailed to the Illinois  
Department of Financial and  
Professional Regulation

To the above-named address as shown above on the 23<sup>rd</sup> day of February, 2017 in accordance with HB4050 Illinois Predatory Lending Database Pilot Program.



\* W L G 3 8 0 7 5 3 9 W L G \*