

# UNOFFICIAL COPY



Doc# 1706710031 Fee \$44.00

SHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/08/2017 09:51 AM PG: 1 OF 4

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

WELLS FARGO BANK, N.A.  
PLAINTIFF,

-vs-

KENNETH J. KRAVCIK; KELLY A. KRAVCIK;  
WILLOWS EDGE HOMEOWNERS ASSOCIATION;  
UNKNOWN OWNERS AND NON-RECORD  
CLAIMANTS; UNKNOWN OCCUPANTS  
DEFENDANTS

NO. 17 CH 02878

PROPERTY ADDRESS:  
132 WILLOWS EDGE COURT  
UNIT B  
WILLOW SPRINGS, IL 60480

**NOTICE OF FORECLOSURE**  
**LIS PENDENS**

I, the undersigned, do hereby certify that the above entitled action was caused to be filed in the above Court.

**AND FURTHER SAYETH:**

1. Names of Title Holders of Record:

Kenneth J. Kravcik and Kelly A. Kravcik, as Tenants by the Entirety

2. The following Mortgage is sought to be foreclosed:

Mortgage made by Kenneth J. Kravcik and Kelly A. Kravcik to BancGroup Mortgage Corporation and recorded August 3, 2005 as Document No. 0521533072, in the Cook County Recorder's Office, having a legal description and common address as follows:

PARCEL 1:

THAT PART OF LOT 9 IN WILLOW EDGE, BEING A SUBDIVISION OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH CORNER OF SAID LOT 9; THENCE SOUTH 54 DEGREES 29 MINUTES 25 SECONDS EAST, A DISTANCE OF 98.79 FEET; THENCE SOUTH 35 DEGREES 30 MINUTES 35 SECONDS WEST A DISTANCE OF 10.95 FEET; THENCE SOUTH 36

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DEGREES 02 MINUTES 24 SECONDS WEST, A DISTANCE OF 27 FEET; THENCE SOUTH 53 DEGREES 57 MINUTES 36 SECONDS EAST, A DISTANCE OF 27 FEET, FOR A PLACE OF BEGINNING; THENCE SOUTH 53 DEGREES 57 MINUTES 36 SECONDS EAST, A DISTANCE OF 21.91 FEET; THENCE SOUTH 36 DEGREES 02 MINUTES 24 SECONDS WEST A DISTANCE OF 24 FEET; THENCE NORTH 53 DEGREES 57 MINUTES 36 SECONDS WEST A DISTANCE OF 21.91 FEET THENCE NORTH 36 DEGREES 02 MINUTES 24 SECONDS EAST, A DISTANCE OF 24 FEET TO THE PLACE OF BEGINNING

**PARCEL 2:**

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS DATED JANUARY 25, 1988 AND RECORDED APRIL 5, 1988 AS DOCUMENT 88138286 AND AS CREATED BY DEED FROM COLE TAYLOR BANK/ FORD CITY, AS SUCCESSOR TRUSTEE TO FORD CITY BANK AND TRUST COMPANY, A CORPORATION OF ILLINOIS AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 1, 1973 AND KNOWN AS TRUST NUMBER 382 TO TERRY ANN CESKA AND RECORDED AUGUST 8, 1988 AS DOCUMENT 88354366 FOR INGRESS AND EGRESS.

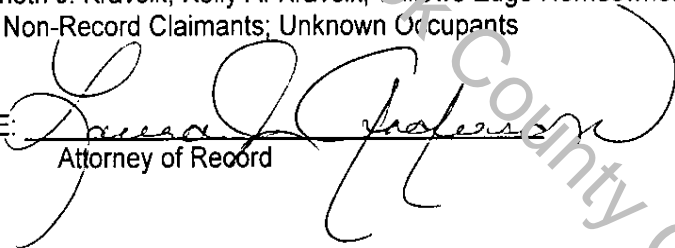
Commonly known as 132 Willows Edge Court, Unit B, Willow Springs, IL 60480

Permanent Index No.: 23-03-201-089-0000

3. Parties against whom foreclosure is sought:

Kenneth J. Kravcik; Kelly A. Kravcik; Willows Edge Homeowners Association; Unknown Owners and Non-Record Claimants; Unknown Occupants

SIGNATURE:

  
Attorney of Record

PREPARED BY:

- Randal S. Berg (6277119)
- Michael N. Burke (6291435)
- Christopher A. Cieniawa (6187452)
- Joseph M. Herbas (6277645)
- Mallory Snyderman (6306039)
- Michael Kalkowski (6185654)
- Greg Schulze (6300806)
- Laura J. Anderson (6224385)
- Jenna R. Vondran (6308109)
- Thomas Belczak (6193705)
- Debra Miller (6205477)
- Robert P. McMurray (6324332)

**Laura J. Anderson**  
Attorney  
ARDON 6224385

Shapiro Kreisman & Associates, LLC  
Attorney for Plaintiff  
2121 Waukegan Road, Suite 301  
Bannockburn, IL 60015  
(847) 291-1717

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ILNOTICES@logs.com  
Attorney No: 42168

MAIL TO:

Provest  
1 East 22<sup>nd</sup> Street, Suite 120  
Lombard, IL 60148

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. PLEASE BE ADVISED THAT IF YOUR PERSONAL LIABILITY FOR THIS DEBT HAS BEEN EXTINGUISHED BY A DISCHARGE IN BANKRUPTCY OR BY AN ORDER GRANTING IN REM RELIEF FROM STAY, THIS NOTICE IS PROVIDED SOLELY TO FORECLOSE THE MORTGAGE REMAINING ON YOUR PROPERTY AND IS NOT AN ATTEMPT TO COLLECT THE DISCHARGED PERSONAL OBLIGATION.

Property of Cook County Clerk's Office

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KRAVCIK; WILLOWS EDGE  
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UNKNOWN OWNERS AND NON-RECORD  
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DEFENDANTS

No. 17CH02878

PROPERTY ADDRESS:  
132 WILLOWS EDGE COURT  
UNIT B  
WILLOW SPRINGS, IL 60480

CERTIFICATE OF SERVICE


The undersigned, a non-attorney, states that he/she has emailed a copy of the Lis Pendens attached hereto to the Illinois Department of Financial and Professional Regulation, Division of Banking, at VeritecOps@ILAPLD.com on

3/3/17

Certification Pursuant to 735 ILCS 5/1-109

Under penalties as provided by law pursuant to Section 1-109 of the Code of Civil Procedure, 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/she verily believes the same to be true.

Dated: 3/3/17

  
A non-attorney

Shapiro Kreisman & Associates, LLC  
Attorney for Plaintiff  
2121 Waukegan Road, Suite 301  
Bannockburn, IL 60015  
(847) 291-1717  
ILNOTICES@logs.com  
Attorney No: 42168

**Hannah Hayes**  
Foreclosure Specialist