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Doc# 1719818113 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/17/2017 03:26 PM PG: 1 OF 4

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

Partners for Payment Relief DE IV, LLC  
**Plaintiff**

Case No. 2017CH07758

v.

Nicholas Peradotti; The Groves of  
Palatine Condominium Association;  
Unknown Owners and Nonrecord Claimants  
**Defendants**

### LIS PENDENS (NOTICE OF FORECLOSURE)

I, the undersigned, do hereby certify, pursuant to Illinois Revised Statutes Chapter 110, paragraph 15-1503, that the above-entitled mortgage foreclosure action was filed in the Circuit Court of Cook County on the 1st day of June, 2017 and is now pending.

The undersigned further certifies that:

- (i) The names of all Plaintiff(s), Defendant(s), and case number are set forth above.
- (ii) The court in which the action was brought is set forth above.
- (iii) The name of the title-holder of record is: Nicholas Peradotti.
- (iv) The legal description is: Parcel 1: Unit 4-502 in The Groves of Palatine Condominium as delineated on a survey of the following described tract of land: Certain lots in The Groves of Palatine Subdivision, being a subdivision of part of the South 1/2 of Section 15, Township 42, North Range 10, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium

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recorded as Document Number 0021458156 as amended, together with its undivided percentage of interest in the common elements, in Cook County, Illinois. Parcel 2: Basement for ingress and egress for the benefit of Parcel 1 over Lots 11 and 12 (common area) as created by the Declaration of Covenants, Conditions, Restrictions, and Easements for The Groves of Palatine Homeowners Association recorded October 1, 2001 as Document Number 0021076634 and as amended from time to time, in The Groves of Palatine Subdivision, being a subdivision of the Southeast Quarter of Section 15, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois. Parcel 3: The exclusive right to the use of Parking Space P4-26 and Storage Space S4-26, as limited common elements as delineated on that survey attached as Exhibit "A" to Declaration recorded as Document 0021458156.

Tax Parcel Number: 02-15-301-037-0000.

- (v) The common address or location of the property is: 390 W Mahogany Court Unit 510, Palatine, IL 60067
- (vi) Identification of the mortgage sought to be foreclosed:
  - a) Mortgagor: Nicholas Peradotti, a married man.
  - b) Mortgagee: Mortgage Electronic Registration Systems, Inc. solely as nominee for Rose Mortgage Corporation
  - c) Date of Mortgage: 04/04/2005
  - d) Date and Place of Recording: 04/07/2005, Cook County Recorder
  - e) Document Number: 0509704127

Pursuant to paragraph 15-1218, Chapter 110, of the Illinois Revised Statutes, the undersigned further certifies that:

1. The address of the plaintiff in the above-entitled action is: Partners for Payment Relief DE IV, LLC, 3748 West Chester Pike, Ste 103, Newtown Square, PA 19073.
2. The plaintiff claims a mortgage lien on the above-described property.
3. The plaintiff seeks by this action to foreclose its mortgage on the above-described property.
4. The names of the persons against whom the claim is set forth above.
5. The legal description of the mortgaged property is set forth above.
6. The name and the address of the person who prepared and executed this Notice is set forth below.

Dated: June 2, 2017

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Daniel O. Barham, Esq  
Barham Legal LLC  
2644 Kull Road  
Lancaster, Ohio 43130  
lawyers@barhamlegal.com  
ARDC No.: 6319903  
Cook County Attorney Number: 59649

**Prepared by and return to:** Daniel O. Barham, Esq., Barham Legal LLC, 2644 Kull Road,  
Lancaster, Ohio 43130

**THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION  
OBTAINED WILL BE USED FOR THAT PURPOSE. THIS COMMUNICATION IS  
FROM A DEBT COLLECTOR.**

Property of Cook County Clerk's Office

