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1731329140

LIS PENDENS NOTICE

IN THE CIRCUIT OF COOK COUNTY

NOTICE OF FORECLOSURE

To be filed in the Office
of the Recorder of Deeds

Doc# 1731329140 Fee \$44.00

RHSP FEE:59.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/09/2017 04:45 PM PG: 1 OF 4

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

FIRST AMERICAN BANK,)
an Illinois banking corporation,)
)
Plaintiff,)

v.)

POPLAR CREEK, L.L.C., an Illinois limited)
liability company GEORGE A. MOSER, an)
individual, DOUGLAS C. ALTENBERGER, an)
individual, GEORGE M. MOSER, an individual,)
MARTIN R. WALSH, an individual, THE)
STONEGATE CONFERENCE & BANQUET)
CENTRE, L.L.C., an Illinois limited liability)
company, and UNKNOWN OWNERS AND)
NON-RECORD CLAIMANTS,)

Defendants.)

Case No. 2017-CH-14974

Calendar No. 59

Property address: 2401 W. Higgins,
Hoffman Estates, IL 60195

NOTICE OF FORECLOSURE (LIS PENDENS)

The undersigned certifies, pursuant to 735 ILCS 5/15-1503, that the above-entitled mortgage foreclosure action was filed on November 9, 2017, and is now pending.

1. The names of all Plaintiffs and the Case Number are identified above.
2. The court in which said action was brought is identified above.

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3. The name of the title holder(s) of record is/are: POPLAR CREEK, L.L.C., an Illinois limited liability company.

4. The legal description of the real estate sufficient to identify it with reasonable certainty is as follows:

Lot 6 in Restaurant Mall being a subdivision of part of the Northwest fractional $\frac{1}{4}$ of Section 7, Township 41 North, Range 10, East of the Third Principal Meridian according to the plat thereof recorded as Document Number 04016244, in Cook County, Illinois.

PIN #: 07-07-100-030

PIN #: 07-07-100-036-0000

PIN #: 07-07-100-037-0000

5. A common address or description of the location of the real estate is as follows: 2401 W. Higgins, Hoffman Estates, IL 60195.

6. An identification of the Mortgage sought to be foreclosed is as follows:

- a. Name of Mortgagee: Poplar Creek, L.L.C., an Illinois limited liability company;
- a. Name of Mortgagee: First American Bank, an Illinois banking corporation;
- b. Date of Mortgage: Original Mortgage is dated February 27, 2004. The Revised Mortgage is dated November 1, 2009;
- c. Date and Place of Recording: Original Mortgage was recorded on February 27, 2004 with the Cook County Recorder of Deeds. The Revised Mortgage was recorded on February 1, 2010 with the Cook County Recorder of Deeds;
- d. County Where Recorded: Cook County;

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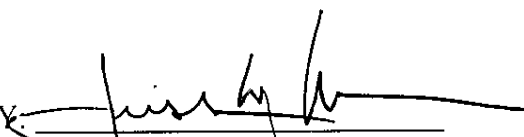
- c. Recording Document Identification: Original Mortgage was recorded as Document No. 0405826116. Revised Mortgage was recorded as Document No. 1003218031;

7. The undersigned further certifies pursuant to 735 ILCS 5/15-1218:

- a. The name and address of the plaintiff making said claim and asserting said mortgage is: First American Bank, an Illinois banking corporation, 1650 Louis Avenue, Elk Grove Village, Illinois, 60007;
- b. Said plaintiff claims a mortgage lien upon said real estate;
- c. The nature of said claim is the mortgage foreclosure action described above;
- d. The names of persons against whom said claim is made are:
- (i) Poplar Creek, L.L.C., an Illinois limited liability company;
 - (ii) George A. Moser;
 - (iii) Douglas C. Altenberger;
 - (iv) George M. Moser;
 - (v) Martin R. Walsh;
 - (vi) The Stonegate Conference & Banquet Centre, L.L.C., an Illinois limited liability company;
 - (vii) Unknown Owners; and
 - (viii) Non-Record Claimants.
- e. The legal description of said real estate appears above;
- f. The name and address of the person who prepared this Notice and executing this Notice appears below.

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FIRST AMERICAN BANK,
an Illinois banking corporation

BY: 
ONE OF ITS ATTORNEYS

PREPARED BY/RETURN TO:

Eric P. Sparks
esparks@gouldratner.com
Justin W. Hanson
jwhanson@gouldratner.com
GOULD & RATNER LLP
222 North LaSalle Street, Suite 800
Chicago, IL 60601
(312) 236-3003
(312) 236-3241 (facsimile)
Attorney No. 04018

4834-2252-8084, v. 1

COOK COUNTY
RECORDER OF DEEDS

Clerk's Office