

UNOFFICIAL COPY



Doc# 1810204005 Fee \$42.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 04/12/2018 09:06 AM PG: 1 OF 3

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

CARRINGTON MORTGAGE SERVICES, LLC
PLAINTIFF,

-vs-

ANGELICA GUZMAN; 21 KRISTIN CONDOMINIUM
ASSOCIATION; UNKNOWN OWNERS AND NON-
RECORD CLAIMANTS; UNKNOWN OCCUPANTS
DEFENDANTS

NO. 18 CH 7430

PROPERTY ADDRESS:
21 KRISTIN DRIVE
UNIT 1202
SCHAUMBURG, IL 60195

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:

Angelica Guzman

2. The following Mortgage is sought to be foreclosed:

Mortgage made by Angelica Guzman to Mortgage Electronic Registration Systems, Inc., as nominee for Bank of America, N.A. and recorded January 20, 2010 as Document No. 1002033008 in the Cook County Recorder's Office, having a legal description and common address as follows:

PARCEL 1:

UNIT NUMBER 1202 IN THE 21 KRISTIN CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 1, 2 (EXCEPT THE EAST 206.30 FEET OF SAID LOT 2, AS MEASURED ALONG THE NORTH LINE THEREOF) AND LOT 3 IN BARRY SUBDIVISION BEING A SUBDIVISION IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 31, 2001 AS DOCUMENT NUMBER 0010690003, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO

UNOFFICIAL COPY

18-085827

THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0702615055; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS; ALSO EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE RECIPROCAL EASEMENT AGREEMENT DATED AS OF JANUARY 24, 2007 AND RECORDED JANUARY 26, 2007 AS DOCUMENT 0702615054, BY AND BETWEEN 21 KRISTIN DEVELOPERS LLC AND 24 KRISTIN COMMERCIAL LLC.

PARCEL 2:
THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-431, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0702615055.

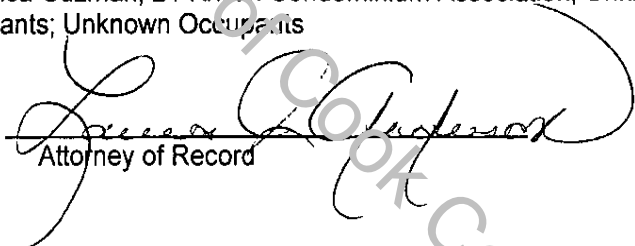
Commonly known as 21 Kristin Drive, Unit 1202, Schaumburg, IL 60195

Permanent Index No.: 07-10-101-038-1331

3. Parties against whom foreclosure is sought:

Angelica Guzman; 21 Kristin Condominium 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)
- Laura J. Anderson (6224385)
- Jenna R. Vondran (6308109)
- Thomas Belczak (6193705)
- Debra Miller (6205477)
- Robert P. McMurray (6324332)

Laura J. Anderson
Attorney
ARDC # 6224385

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

MAIL TO:

Provest
1 East 22nd 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.

UNOFFICIAL COPY

18-085827

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

CARRINGTON MORTGAGE SERVICES,
LLC

PLAINTIFF,

-vs-

ANGELICA GUZMAN; 21 KRISTIN
CONDOMINIUM ASSOCIATION;
UNKNOWN OWNERS AND NON-RECORD
CLAIMANTS; UNKNOWN OCCUPANTS
DEFENDANTS

NO. 18 CH 7430

CALENDAR NO: 61

PROPERTY ADDRESS:
21 KRISTIN DRIVE
UNIT 1202
SCHAUMBURG, IL 60195

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

4/2/18

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: 4/2/18

Raquel
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

Raquel Sonanes
Foreclosure Specialist