

LIS PENDENS NOTICE

STATE OF ILLINOIS
COOKCOUNTY



Doc# 1911645005 Fee \$44.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 04/26/2019 09:28 AM PG: 1 OF 4

**IN THE CIRCUIT COURT
OF COOK COUNTY**

COOK COUNTY, ILLINOIS

Type or Print Complete Information

[Reserved for Recorder's Use Only]

F19040163

Freedom Mortgage Corporation
Plaintiff,

vs.

Michael Kozar aka Michael A. Kozar; Hidden
Prairie Townhome Association; Unknown Owners
and Non-Record Claimants

Defendants.

CASE NO. 19CH 5210

Filed with the Court: 4/23/19

LIS PENDENS AND NOTICE OF FORECLOSURE

I, the undersigned, do hereby certify that I caused the above entitled mortgage foreclosure action to be filed in the above referenced circuit court and that the property affected by said cause is described as follows: SEE ATTACHED LEGAL DESCRIPTION

P.I.N.: 02-15-102-155-0000

- (i) The names of all plaintiffs, defendants and the case number are set forth above.
- (ii) The court in which the action was brought is set forth above.
- (iii) The names of the title holders of record are Michael Kozar
- (iv) The legal description is set forth below.
- (v) The common address or location of the property is 658 North Hidden Prairie Court, Palatine, Illinois 60067.
- (vi) Identification of the mortgage sought to be foreclosed:
 - a) Mortgagors: Michael Kozar aka Michael A. Kozar;

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- b) Mortgagee: Mortgage Electronic Registration Systems, Inc. as a nominee for Freedom Mortgage Corporation, its successors and assigns
- c) Date of Mortgage(s): November 25, 2016
- d) Date and place of Recording: December 12, 2016, in the office of the Recorder of Deeds or Registrar of Titles
- e) Document number(s): 1634733095.

Recording document identification:

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

- (a) The name and address of the party plaintiff making said claim and asserting said mortgage is: Freedom Mortgage Corporation
- (b) Said plaintiff claims a mortgage lien upon said real estate: 658 North Hidden Prairie Court, Palatine, Illinois 60067
- (c) The nature of said claim is the mortgage and foreclosure action described above.
- (d) The names of the persons against whom said claim is made are: Michael Kozar aka Michael A. Kozar; Hidden Prairie Townhome Association;
- (e) The legal description of said real estate appears below
- (f) The name and address of the person executing this notice appears below.
- (g) The name and address of the person who prepared this notice appears below.



 One of its attorneys

Prepared by:

ANSELMO LINDBERG & ASSOCIATES LLC
 1771 W. Diehl Rd., Ste 120, Naperville, IL 60563-4947 630-453-6960 | 866-402-8661 | 630-428-4620 (fax)
 Attorney No. Cook 58852, DuPage 293191, Kane 031-26104, Peoria 1794, Winnebago 3802, IL 03126232
 ilpleadings@AnselmoLindberg.com

THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR.

Alexander J. Toth
Attorney-at-Law, ARDC No. 6317208
Anselmo Lindberg & Associates, LLC

Return to:

Firefly Legal, Inc.
 19150 S. 88th Ave.
 Mokena, IL 60448

LEGAL DESCRIPTION

UNOFFICIAL COPY

PARCEL 1: UNIT 1 OF LOT 4 IN HIDDEN PRAIRIE, BEING A RESUBDIVISION OF PART OF LOT 1 IN KUNTZE'S FIRST INDUSTRIAL ADDITION TO PALATINE BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER AND PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 16, 2001 AS DOCUMENT NUMBER 0010625389, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS, EGRESS AND ACCESS FROM ALL PORTIONS OF THE PROPERTY TO A PUBLIC RIGHT OF WAY OR OTHER PORTIONS OF THE PROPERTY AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR HIDDEN PRAIRIE RECORDED JULY 16, 2001 AS DOCUMENT NUMBER 0010625390, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

**COOK COUNTY
RECORDER OF DEEDS**

UNOFFICIAL COPY

CERTIFICATE OF SERVICE OF LIS PENDENS ON THE ILLINOIS DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATION

AFFIDAVIT

State of Illinois)
) SS
County of Cook)

I, Kelly Kirchhoff, on oath do hereby depose and state that I electronically delivered the attached Lis Pendens to the Illinois Department of Financial and Professional Regulation at the Thompson Center, 100 W. Randolph Street, Chicago, IL 60601, on

APR 26 2019

Date: APR 26 2019
Signature: Kelly Kirchhoff
Name: Kelly Kirchhoff
Title: Legal Process Coordinator
Company: Firefly Legal

CERTIFICATION

Under penalties as provided by law pursuant to 735 ILCS 5/1-109, 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 verily believes the same to be true.

Date: APR 26 2019
Signature: Kelly Kirchhoff
Name: Kelly Kirchhoff
Title: Legal Process Coordinator
Company: Firefly Legal