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EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/27/2019 04:17 PM PG: 1 OF 4

19-091159

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

WELLS FARGO BANK, N.A.
PLAINTIFF

-vs-

JILLIAN LARKOWSKI; BRANDENBERRY PARK
CONDOMINIUM ASSOCIATION; UNKNOWN OWNERS
AND NON-RECORD CLAIMANTS; UNKNOWN
OCCUPANTS

DEFENDANTS

NO. 19CH 8778

PROPERTY ADDRESS:
2431 EAST BRANDENBERRY COURT
UNIT 10
ARLINGTON HEIGHTS, IL 60004

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:

Jillian Larkowski

2. The following Mortgage is sought to be foreclosed:

Mortgage made by Jillian Larkowski to Wells Fargo Bank, N.A. and recorded November 9, 2011 as Document No. 1131326050 in the Cook County Recorder's Office, having a legal description and common address as follows:

UNIT 14-10 IN BRANDENBERRY PARK EAST CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 IN UNIT 1, LOT 2 IN UNIT 2, LOT 3 IN UNIT 3 AND LOT 4 IN UNIT 4 OF BRANDENBERRY PARK EAST BY ZALE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST NUMBER 46142 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 25108489 AND AS AMENDED BY DOCUMENT NUMBER 25145981, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Commonly known as 2431 East Brandenberry Court, Unit 10, Arlington Heights, IL 60004

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Permanent Index No.: 03-21-402-014-1434

3. Parties against whom foreclosure is sought:

Jillian Larkowski; Brandenberry Park Condominium Association; Unknown Owners and Non-Record Claimants; Unknown Occupants

4. The following reformations are sought:

- a) The Mortgage dated October 20, 2011 and recorded on November 9, 2011 as Document No. 1131326050 and its associated documents contain an inadvertent error in the Legal Description (defect(s) identified in bold):

UNIT 14-10 IN BRANDENBERRY PARK EAST CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 IN UNIT 1, LOT 2 IN UNIT 2, LOT 3 IN UNIT 3 AND LOT 4 IN UNIT 4 OF BRANDENBERRY PARK EAST BY ZALE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST NUMBER 46142 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 25108489 AND AS AMENDED BY DOCUMENT NUMBER 25145981, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

The accurate Legal Description on the Mortgage and its associated documents is (correction(s) identified in bold):

UNIT 14-10 IN BRANDENBERRY PARK EAST CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 IN UNIT 1, LOT 2 IN UNIT 2, LOT 3 IN UNIT 3 AND LOT 4 IN UNIT 4 OF BRANDENBERRY PARK EAST BY ZALE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST NUMBER 46142 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 25108489 AND AS AMENDED BY DOCUMENT NUMBER 25145981, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

- b) The Special Warranty Deed dated September 30, 2011 and recorded on November 9, 2011 as Document No. 1131326049 and its associated documents contain an inadvertent error in the Legal Description (defect(s) identified in bold):

UNIT 14-10 IN BRANDENBERRY PARK EAST CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 IN UNIT 1, LOT 2 IN UNIT 2, LOT 3 IN UNIT 3 AND LOT 4 IN UNIT 4 OF BRANDENBERRY PARK EAST BY ZALE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST NUMBER 46142 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 25108489 AND AS AMENDED BY DOCUMENT NUMBER 25145981, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

The accurate Legal Description on the Special Warranty Deed and its associated documents is (correction(s) identified in bold):

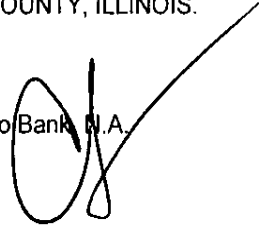
UNIT 14-10 IN BRANDENBERRY PARK EAST CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 IN UNIT 1, LOT 2 IN UNIT 2, LOT 3 IN UNIT 3 AND LOT 4 IN UNIT 4 OF BRANDENBERRY PARK EAST BY ZALE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A"

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TO THE DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST NUMBER 46142 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 25108489 AND AS AMENDED BY DOCUMENT NUMBER 25145981, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Wells Fargo Bank, N.A.



One of Plaintiff's Attorneys

PREPARED BY:

Christopher A. Cieniawa

- Randal S. Berg (6277119)
- Michael N. Burke (6291435)
- Christopher A. Cieniawa (3187452)
- Joseph M. Herbas (6277645)
- Michael Kalkowski (6185654)
- Laura J. Anderson (6224385)
- Jenna R. Vondran (6308109)
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- Debra Miller (6205477)
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 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 DEBT 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.

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

WELLS FARGO BANK, N.A.
PLAINTIFF,

NO. 19 CH 8775

-vs-

CALENDAR NO: 62

JILLIAN LARKOWSKI; BRANDENBERRY
PARK CONDOMINIUM ASSOCIATION;
UNKNOWN OWNERS AND NON-RECORD
CLAIMANTS; UNKNOWN OCCUPANTS

PROPERTY ADDRESS:
2431 EAST BRANDENBERRY
COURT
UNIT 10
ARLINGTON HEIGHTS, IL 60004

DEFENDANTS

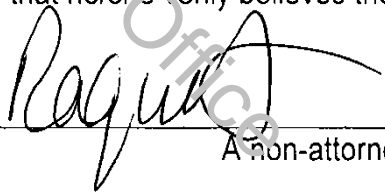
CERTIFICATE OF SERVICE

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 8/21/19

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: 8/21/19


A non-attorney

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

Raquel Sonanes
Foreclosure Specialist