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Doc#. 1925957426 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/16/2019 01:55 PM Pg: 1 of 4

Above space for Recorder's User Only

Cook County #21762

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

Nationstar Mortgage LEO d/b/a Champion Mortgage Company
PLAINTIFF

Vs.

Elaine Zboncak; Unknown Heirs and Legatees of Irene E.
Zboncak; United States of America - Department of Housing
and Urban Development; Westchester Place Homeowners
Association; Beth Blouzdis; Eva Marie Burch; Paul Zboncak;
James Zboncak; Eileen Umhoefer; Michael Lingl; Mark Lingl;
Lisa Fasano; Robert Howard Williams, Jr. ; Mary Anne
Marshall; Unknown Owners and Nonrecord Claimants

DEFENDANTS

No. 2019CH10547

3024 Carlton Court
Westchester, IL 60154

LIS PENDENS AND NOTICE OF FORECLOSURE

I, the undersigned, do hereby certify that the above-entitled cause was filed in the above Court for Foreclosure and is now pending in said Court and that the property affected by said cause is described as follows:

COUNT I – MORTGAGE FORECLOSURE

- (i) The names of all Plaintiffs, Defendants and 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 as follows:

Elaine Zboncak
Unknown Heirs and Legatees of Irene E. Zboncak
Beth Blouzdis
Eva Marie Burch
Paul Zboncak
James Zboncak
Eileen Umhoefer
Michael Lingl
Mark Lingl
Lisa Fasano
Robert Howard Williams, Jr.
Mary Anne Marshall



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(iv) The legal description is:

PARCEL 1: LOT 67 IN WESTCHESTER PLACE PHASE 1, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE WESTCHESTER PLACE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JUNE 7, 1984 AS DOCUMENT NO. 27119993 AND AS AMENDED BY DOCUMENT NO. 27189996 FOR INGRESS AND EGRESS OVER LOTS 184 AND 186, BOTH INCLUSIVE, IN WESTCHESTER PLACE PHASE 2, IN COOK COUNTY, ILLINOIS.

TAX PARCEL NUMBER: 15-29-311-007-0000

(v) The common address or location of the property is:

3024 Carlton Court
Westchester, IL 60154

(vi) Identification of the mortgage sought to be foreclosed:

a) Mortgagors:

Irene E. Zboncak executed the mortgage, however this individual is deceased and is not named as a defendant in this lawsuit.

b) Mortgagee:

Countrywide Bank, FSB

c) Date of mortgage: 2/10/2009

d) Date and place of recording:

3/6/2009

Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 0906517005

COUNT II – REFORMATION OF THE MORTGAGE

(i) The names of all Plaintiffs, Defendants and 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 as follows:

Elaine Zboncak

Unknown Heirs and Legatees of Irene E. Zboncak

Beth Blouzdis

Eva Marie Burch

Paul Zboncak

James Zboncak

Eileen Umhoefer

Michael Lingl

Mark Lingl

Lisa Fasano

Robert Howard Williams, Jr.

Mary Anne Marshall

(iv) The legal description is:



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PARCEL 1: LOT 67 IN WESTERCHESTER PLACE PHASE 1, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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d) Date and place of recording:

3/6/2009

Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 0906517005

SIGNATURE: _____



Matthew A. Naglewski

ARDC # 6322722

Attorney of Record

THIS DOCUMENT WAS PREPARED BY/MAIL TO: BOX 70

Codilis & Associates, P.C.

15W030 North Frontage Road, Suite 100

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(630) 794-5300

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Cook #21762

14-19-06996

NOTE: This law firm is a debt collector.

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

Nationstar Mortgage LLC d/b/a Champion Mortgage
Company

PLAINTIFF

Vs.

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Williams, Jr. ; Mary Anne Marshall; Unknown Owners
and Nonrecord Claimants

DEFENDANTS

No. 2019CH10547

3024 Carlton Court
Westchester, IL 60154

NOTICE OF FILING PURSUANT TO PREDATORY LENDING DATABASE ACT

TO: Illinois Department of Financial and Professional Regulation
Division of Banking
100 W. Randolph, 9th Floor, Chicago, IL 60607
Attn: Anti Predatory Lending Database (APLD)

PLEASE TAKE NOTICE that a copy of the attached Lis Pendens was filed with the Illinois
Department of Financial and Professional Regulation Division of Banking.

Codilis & Associates, P.C.

By: 

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15W030 North Frontage Road, Suite 100
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Cook #21762
14-19-06996

Matthew A. Naglewski
ARDC # 6322722

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PROOF OF SERVICE

I, the undersigned, a non-attorney, certify that a copy of this notice was served by electronic
transmission on September 13, 2019.

By: 