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Doc#. 2126012322 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/17/2021 02:31 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**

American Advisors Group

PLAINTIFF

Vs.

No. 2021CH04734

John Hitt Jr.; United States of America - Commissioner of
Housing and Urban Development; Heatherfield Master
Community Association; Elizabeth Raudat; Patrick Hitt;
Kathleen Hitt; Unknown Heirs and Legatees of John C.
Hitt; Heatherfield Single Family Attached Homeowners
Association; Unknown Owners and Nonrecord Claimants

1829 Camden Drive
Glenview, IL 60025

DEFENDANTS

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:

- (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:
John Hitt Jr.
Elizabeth Raudat
Patrick Hitt

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Kathleen Hitt
Unknown Heirs and Legatees of John C. Hitt

(iv) The legal description is:

PARCEL 1:

THAT PART OF LOT 214 IN HEATHERFIELD UNIT 2, BEING A RESUBDIVISION IN SECTION 23, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 9, 1999 AS DOCUMENT NO. 99136091, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 214; THENCE NORTH 00 DEGREES 55 MINUTES 06 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 214, 75.33 FEET TO A POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 04 MINUTES 54 SECONDS WEST, 33.00 FEET; THENCE SOUTH 00 DEGREES 55 MINUTES 06 SECONDS EAST, 7.20 FEET; THENCE SOUTH 89 DEGREES 04 MINUTES 54 SECONDS WEST, 73.00 FEET TO THE WEST LINE OF SAID LOT 214; THENCE NORTH 00 DEGREES 55 MINUTES 06 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 214, 39.70 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 89 DEGREES 04 MINUTES 54 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 214, 106.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00 DEGREES 55 MINUTES 06 SECONDS EAST, 32.50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE EASEMENT GRANT AGREEMENT RECORDED AS DOCUMENT 23876793 FOR INGRESS AND EGRESS AND UTILITY PURPOSES.

PARCEL 3:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT OVER AND UPON THE COMMON PROPERTY AS DEFINED, DESCRIBED AND DECLARED IN DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR HEATHERFIELD SINGLE FAMILY ATTACHED HOMES RECORDED JUNE 11, 1998 AS DOCUMENT NUMBER 98494996.

TAX PARCEL NUMBER: 04-23-106-036-0000

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

1829 Camden Drive
Glenview, IL 60025

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

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a) Mortgagors:

John C. Hitt executed the mortgage, however this individual is deceased and is not named as a defendant in this lawsuit

b) Mortgagee:

Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for American Advisors Group

c) Date of mortgage: 9/25/2020

d) Date and place of recording:

1/11/2021

Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 2101101001

SIGNATURE: /s/ Lisa Collins

ARDC No. 6303084

Attorney of Record

THIS DOCUMENT WAS PREPARED BY/MAIL TO: BOX 70

Codilis & Associates, P.C.

15W030 North Frontage Road, Suite 100

Burr Ridge, IL 60527

(630) 794-5300

pleadings@il.cslegal.com

Cook #21762

14-21-03125

NOTE: This law firm is a debt collector.

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John Hitt Jr.; United States of America - Commissioner of Housing and Urban Development; Heatherfield Master Community Association; Elizabeth Raudat; Patrick Hitt; Kathleen Hitt; Unknown Heirs and Legatees of John C. Hitt; Heatherfield Single Family Attached Homeowners Association; Unknown Owners and Nonrecord Claimants

DEFENDANTS

No. 2021CH04734

1829 Camden Drive
Glenview, IL 60025

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 60603
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: /s/ Lisa Collins
6303084

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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 17, 2021.

By: Denice DeVos