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Doc#. 2203207189 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/01/2022 10:14 AM Pg: 1 of 6

LIS PENDENS NOTICE

STATE OF ILLINOIS
COOK COUNTY

IN THE CIRCUIT COURT OF COOK
COUNTY

COOK COUNTY, ILLINOIS

Type or Print Complete Information

[Reserved for Recorder's Use Only]

Wilmington Savings Fund Society, FSB,]
d/b/a Christiana Trust as Trustee for]
PNPMS Trust III]

Plaintiff,]

CASE NO. 2022CH00562

vs.]

Filed With The Court: 1-24-2022

ESTATE OF CHERYLE L. WALL,]
DECEASED, ANDREW I. LEATHERS]
AKA ANDREW LEATHERS,]
INDIVIDUALLY, AND AS]
INDEPENDENT REPRESENTATIVE]
OF THE ESTATE OF CHERYLE L.]
WALL; SOUTH COMMONS PHASE I]
CONDOMINIUM ASSOCIATION;]
UNKNOWN OWNERS AND NON-]
RECORD CLAIMANTS]

Defendants.

LIS PENDENS & 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

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P.I.N. 17--27-310-093-1473

- (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: ESTATE OF CHERYLE L. WALL, DECEASED, ANDREW I. LEATHERS AKA ANDREW LEATHERS, INDIVIDUALLY, AND AS INDEPENDENT REPRESENTATIVE OF THE ESTATE OF CHERYLE L. WALL
- (iv) The legal description is set forth below.
- (v) The common address or location of the property is: 3001 S. MICHIGAN AVE. UNIT 201, CHICAGO, IL 60616
- (vi) Identification of the mortgage sought to be foreclosed
 - a) Mortgagors: CHERYLE L. WALL (DECEASED)
 - b) Mortgagee: CITIFINANCIAL SERVICES, INC.
 - c) Date of mortgage: June 25, 2007
 - d) Date and place of recording:
June 28, 2007 in the office of the Recorder of Deeds or County Clerk
 - e) Document number: 0717948159

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: Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust as Trustee for PNPMS Trust III
- (b) Said plaintiff claims a mortgage lien upon said real estate: 3001 S. MICHIGAN AVE. UNIT 201, CHICAGO , IL 60616
- (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:
ESTATE OF CHERYLE L. WALL, DECEASED,
ANDREW I. LEATHERS AKA ANDREW

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LEATHERS, INDIVIDUALLY, AND AS INDEPENDENT REPRESENTATIVE OF THE ESTATE OF CHERYLE L. WALL; SOUTH COMMONS PHASE I CONDOMINIUM 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
Diaz Anselmo & Associates, LLC
Stacia E. Peterson
Associate Attorney, ARDC #6319430
Diaz Anselmo & Associates LLC

Prepared by:
Diaz Anselmo & Associates, LLC
Attorneys for Plaintiff
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Service E-mail: midwestpleadings@dallegal.com

THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR.

Return to:
Diaz Anselmo & Associates, LLC
1771 West Diehl Road, Suite 120
Naperville, IL 60563

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EXHIBIT A

NOIS, TO WIT: UNIT NUMBER 201-3001 IN SOUTH COMMONS PHASE 1 CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THAT PART OF BLOCKS 92 AND 95 AND OF VACATED EAST 29TH STREET NORTH OF SAID BLOCK 92 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 50.0 FEET WEST OF THE NORTHWEST CORNER OF LOT 3 IN HARLOW N. HINGINBOTHAM'S SUBDIVISION OF PARTS OF LOTS 21, 22 AND 23 IN THE ASSESSORS DIVISION OF THE NORTH 173.7 FEET OF THE EAST 1/2 OF BLOCK 92 AFORESAID (SAID POINT BEING 8.0 FEET NORTH OF A LINE X DRAWN FROM THE NORTHEAST CORNER OF LOT 1 IN E. SMITHS SUBDIVISION OF 3/4 OF THE WEST 1/2 OF BLOCK 92 AFORESAID TO THE NORTHWEST CORNER OF JOHN LONERGAN'S SUBDIVISION OF LAND IN THE NORTHWEST CORNER OF BLOCK 92 AFORESAID); THENCE WEST ALONG A LINE 8.0 FEET NORTH OF AND PARALLEL WITH SAID LINE X, A DISTANCE OF 113.16 FEET, THENCE SOUTH PERPENDICULARLY TO SAID LINE X DISTANCE OF 17.33 FEET; THENCE WEST ALONG A LINE 9.33 FEET SOUTH OF AND PARALLEL WITH SAID LINE X. 184 69 FEET MORE OR LESS TO THE POINT OF INTERSECTION WITH A LINE DRAWN FROM A POINT ON THE NORTH LINE OF LOT 1, 60.0 FEET EAST OF THE NORTHWEST CORNER THEREOF IN JOHN LONERGAN'S SUBDIVISION AFORESAID, TO A POINT ON THE SOUTH LINE OF LOT 8, 60.0 FEET EAST OF THE SOUTHWEST CORNER THEREOF IN COOK COUNTY CLERKS DIVISION OF LOT 3 IN ASSESSOR'S DIVISION OF BLOCK 95 AFORESAID; THENCE SOUTH ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 833.18 FEET MORE OR LESS TO THE POINT OF INTERSECTION, WITH THE SOUTH LINE OF SAID BLOCK 95 TO A POINT ON A LINE 50.0 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF VACATED SOUTH INDIANA AVENUE, THENCE NORTH ALONG THE LAST DESCRIBED PARALLEL LINE A DISTANCE OF 850.27 FEET MORE OR LESS TO THE PLACE OF BEGINNING. TOGETHER WITH THAT PART OF BLOCK 98 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN. DESCRIBED AS FOLLOWS. BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF SAID BLOCK 98 WITH THE NORTHERLY EXTENSION OF A LINE 50.0 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF LOTS 9 TO 16 BOTH INCLUSIVE IN THOMAS SUBDIVISION OF THE EAST 1/2 OF SAID BLOCK 98, THENCE SOUTH ALONG SAID PARALLEL LINE TO THE EASTERLY EXTENSION OF A LINE 34.0 FEET NORTH OF A PARALLEL WITH THE SOUTH LINE OF LOTS 41 AND 60 TO 63 IN THOMAS AND BOONES SUBDIVISION OF BLOCK 98 AFORESAID; THENCE WEST ALONG SAID PARALLEL LINE TO THE POINT OF INTERSECTION: WITH A LINE 60.0 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF LOTS 63 TO 78 BOTH INCLUSIVE IN THOMAS AND BOONES SUBDIVISION AFORESAID, THENCE NORTH ALONG SAID PARALLEL LINE AND ITS NORTHERLY EXTENSION TO A POINT ON THE NORTH LINE OF SAID BLOCK 98 AFORESAID; THENCE EAST ALONG SAID NORTH LINE OF THE POINT OF

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BEGINNING, ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 14, 1999 AS DOCUMENT NUMBER 99043982 AND AS AMENDED FROM TIME TO TIME. TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office

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

AFFIDAVIT

State of Illinois)
) SS
 County of Cook)

I, Samantha Zuleger, 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

1-26-2022.

Date: 1-26-2022

Signature: *Samantha Zuleger*

Name: Samantha Zuleger

Title: Title Admin Support

Company: Diaz Anselmo & Associates

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: 1-26-2022

Signature: *Samantha Zuleger*

Name: Samantha Zuleger

Title: Title Admin Support

Company: Diaz Anselmo & Associates