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Doc#: 2203233123 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/01/2022 11:10 AM Pg: 1 of 6

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

FIDELITY BANK, N.A.,

Plaintiff

vs.

SCOTT C. KERMER and WEST POINT
COMMONS CONDOMINIUM, POSSIBLE
UNPAID ASSESSMENTS,

Defendants.

CASE NO. 22-CH-00301

PROPERTY ADDRESS:
7171 175TH ST., #2D
TINLEY PARK, IL 60477

NOTICE OF FORECLOSURE (LIS PENDENS)
(735 ILCS 5/15 1503)

The undersigned certifies that the above entitled mortgage foreclosure action was filed on January 13, 2022 and is now pending.

- i. The names of all plaintiffs and the case number are identified above.
- ii. The court in which said action was brought is identified above.
- iii. The name of the title holder of record is: Scott C. Kermer.
- iv. A legal description of the real estate sufficient to identify it with reasonable certainty is as follows:

PARCEL 1: UNITS 2D AND GA-3 IN WEST POINT COMMONS
CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE
FOLLOWING DESCRIBED REAL ESTATE:

THE WEST 505.20 FEET OF THAT PART OF THE NORTHWEST 1/4 OF
SECTION 31, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD
PRINCIPAL MERIDIAN, LYING NORTH OF THE RIGHT-OF-WAY OF THE
CHICAGO, ROCK ISLAND, AND PACIFIC RAILROAD (EXCEPTING FROM

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SAID WEST 505.20 FEET, THE EAST 191.20 FEET THEREOF), AND (EXCEPTING FROM SAID WEST 505.20 FEET, THE EAST 110.0 FEET OF THE WEST 914.0 FEET OF THE SOUTH 100 FEET OF THE NORTH 307.0 FEET THEREOF) AND (EXCEPTING FROM SAID WEST 505.20 FEET, THE NORTH 142.0 FEET THEREOF LYING WEST OF AND ADJOINING THE EAST 191.20 FEET THEREOF) AND (EXCEPTING FROM SAID WEST 505.20 FEET, THE SOUTH 65.00 FEET OF THE NORTH 207.0 FEET OF THE EAST 135.0 FEET LYING WEST OF AND ADJOINING THE EAST 191.20 FEET THEREOF) AND (EXCEPTING THEREFROM, THAT PART OF SAID NORTHWEST 1/4 OF SECTION 31 TAKEN FOR HARLEM AVENUE BY DOCUMENT NUMBER 16785946 AND BY DOCUMENT NUMBER 195425 (9) ALL IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED TO DECLARATION OF CONDOMINIUM MADE BY STANDARD BANK AND TRUST COMPANY, TRUST NUMBER 6170, RECORDED AUGUST 18, 1988 AS DOCUMENT NUMBER 88-375843, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS AS DELINEATED ON THE PLAT OF SURVEY OF CENTRAL POINT COMMONS RECORDED DECEMBER 11, 1987, AS DOCUMENT NUMBER 87-655606.

Permanent Index Number: 28-31-100-013-1008

Permanent Index Number: 28-31-100-013-1015

v. A common address or description of the location of the real estate is as follows:
7171 175th St., #2D, Tinley Park, IL 60477

vi. An identification of the mortgage sought to be foreclosed is as follows:

Names of Mortgagors: Scott C. Kermer

Name of Mortgagee: BancGroup Mortgage Corporation

Date of Mortgage: August 14, 2002

Date of recording: August 23, 2002

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County where recorded: Cook County

Recording document identification: Document No. 0020927263

Dated this 27 day of January, 2022

Signature *Julie Beyers*
Julie Beyers
Attorney for Plaintiff

Address: 111 East Main Street, Decatur, IL 62523

XX Attorney of Record _____ Party to said cause
(check one)

This document was prepared by: Julie Beyers
Heavner, Beyers & Mihlar, LLC
Whose address is: P.O. Box 740
Decatur, IL 62525

MAIL TO: Heavner, Beyers & Mihlar, LLC
P.O. Box 740
Decatur, IL 62525

NO CHANGE IN TAXES

Julie Beyers (#6217185)
HEAVNER, BEYERS & MIHLAR, LLC - #40387
Attorneys at Law
P.O. Box 740
Decatur, IL 62525

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

FIDELITY BANK, N.A.,

Plaintiff

vs.

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COMMONS CONDOMINIUM, POSSIBLE
UNPAID ASSESSMENTS,

Defendants.

CASE NO. 22-CH-00301

PROPERTY ADDRESS:
7171 175TH ST., #2D
TINLEY PARK, IL 60477

CERTIFICATE OF SERVICE

I caused to be sent via electronic mail a copy of the Notice of Foreclosure (Lis Pendens) address as follows:

Illinois Department of Financial and Professional Regulation
Division of Banking
ATTN: Anti Predatory Lending Database
veritecops@ilapld.com

LEGAL:

PARCEL 1: UNITS 2D AND GA-3 IN WEST POINT COMMONS
CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE
FOLLOWING DESCRIBED REAL ESTATE:

THE WEST 505.20 FEET OF THAT PART OF THE NORTHWEST 1/4 OF
SECTION 31, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD
PRINCIPAL MERIDIAN, LYING NORTH OF THE RIGHT-OF-WAY OF THE
CHICAGO, ROCK ISLAND, AND PACIFIC RAILROAD (EXCEPTING FROM
SAID WEST 505.20 FEET, THE EAST 191.20 FEET THEREOF), AND

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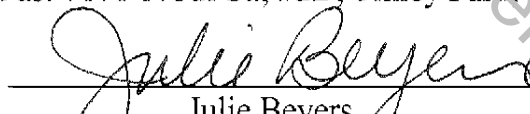
(EXCEPTING FROM SAID WEST 505.20 FEET, THE EAST 110.0 FEET OF THE WEST 914.0 FEET OF THE SOUTH 100 FEET OF THE NORTH 307.0 FEET THEREOF) AND (EXCEPTING FROM SAID WEST 505.20 FEET, THE NORTH 142.0 FEET THEREOF LYING WEST OF AND ADJOINING THE EAST 191.20 FEET THEREOF) AND (EXCEPTING FROM SAID WEST 505.20 FEET, THE SOUTH 65.00 FEET OF THE NORTH 207.0 FEET OF THE EAST 135.0 FEET LYING WEST OF AND ADJOINING THE EAST 191.20 FEET THEREOF) AND (EXCEPTING THEREFROM, THAT PART OF SAID NORTHWEST 1/4 OF SECTION 31 TAKEN FOR HARLEM AVENUE BY DOCUMENT NUMBER 16785946 AND BY DOCUMENT NUMBER 19542319, ALL IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED TO DECLARATION OF CONDOMINIUM MADE BY STANDARD BANK AND TRUST COMPANY, TRUST NUMBER 6170, RECORDED AUGUST 18, 1988 AS DOCUMENT NUMBER 88-375843, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS AS DELINEATED ON THE PLAT OF SURVEY OF CENTRAL POINT COMMONS RECORDED DECEMBER 11, 1987, AS DOCUMENT NUMBER 87-655606.

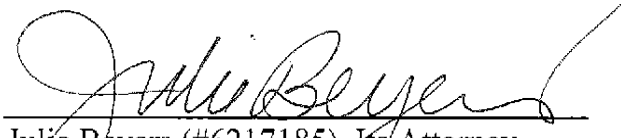
Permanent Index Number: 28-31-100-013-1008

Permanent Index Number: 28-31-100-013-1015

Commonly known as: 7171 175th St., #2D, Tinley Park, IL 60477


 Julie Beyers
 Heavner, Beyers & Mihar, LLC

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.

Dated January 27, 2022 By 
 Julie Beyers (#6217185), Its Attorney
 Of Heavner, Beyers & Mihar, LLC

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PREPARED BY AND RETURN TO:

Julie Beyers (#6217185)
HEAVNER, BEYERS & MIHLAR, LLC - #40387
Attorneys at Law
P.O. Box 740
Decatur, IL 62525

Send Notice/Pleadings to:
Veronika J. Miles (#6313161)
Email: CookPleadings@hsbattys.com
Telephone: (217) 422-1719
Facsimile: (217) 422-1754

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