

# UNOFFICIAL COPY

Doc#. 2204912121 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/18/2022 08:16 AM Pg: 1 of 5

LIS PENDENS/  
NOTICE OF FORECLOSURE

PREPARED BY & RETURN TO:  
The Wirbicki Law Group LLC  
33 W. Monroe St., Suite 1540  
Chicago, IL 60603  
Phone: 312-360-9455

"THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION  
OBTAINED WILL BE USED FOR THAT PURPOSE"

W21-0267  
42463

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

Community Loan Servicing, LLC;  
Plaintiff,

Case No. 2022CH01302

vs.

Brenda H. Engel; Winston Towers No. 5 Association;  
Unknown Owners and Non Record Claimants;  
Defendants.

7141 North Kedzie Avenue, Unit 812,  
Chicago, IL 60645

## NOTICE OF FORECLOSURE

I, the undersigned, do hereby certify that the above entitled cause was filed in the above Court on the  
15th day of February, 2022, for Foreclosure of a Mortgage and that the property affected  
by said cause is described as follows:

PARCEL 1:  
UNIT 812 AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING  
DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS  
'PARCEL'): THE NORTH HALF OF THE NORTHWEST QUARTER OF THE  
NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13  
EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 33 FEET  
THEREOF, THE EAST 698 FEET THEREOF, AND THE WEST 40 FEET THEREOF  
AND EXCEPT THEREFROM THAT PART DESCRIBED AS FOLLOWS:  
BEGINNING ON THE SOUTH LINE OF WEST TOUHY AVENUE AT A POINT 26  
FEET EAST OF THE INTERSECTION OF THE EAST LINE OF NORTH KEDZIE  
AVENUE AND THE SOUTH LINE OF WEST TOUHY AVENUE, THENCE SOUTH  
PARALLEL TO SAID LINE OF NORTH KEDZIE AVENUE 100 FEET, THENCE  
SOUTH WEST 325.26 FEET TO A POINT ON SAID EAST LINE OF NORTH  
KEDZIE AVENUE, SAID POINT BEING 450.0 FEET SOUTH OF SAID SOUTH

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LINE OF WEST TOUHY AVENUE, THENCE NORTH, ALONG SAID EAST LINE OF NORTH KEDZIE AVENUE, 450.0 FEET, OF SAID SOUTH LINE OF WEST TOUHY AVENUE, THENCE EAST ALONG SAID SOUTH LINE OF WEST TOUHY AVENUE, 26.00 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT 21906206 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENT DATED JUNE 3, 1968 AND RECORDED JUNE 14, 1968 AS DOCUMENT 20520336 MADE BY WINSTON GARDENS, INCORPORATED A CORPORATION OF ILLINOIS AND AS CREATED BY THE DEED FROM CENTEX HOMES CORPORATION, A NEVADA CORPORATION, TO ORVILLE WESER AN EDITH WEISER, HIS WIFE DATED AUGUST 5, 1972 AND RECORDED SEPTEMBER 20, 1972 AS DOCUMENT 22057748 FOR VEHICULAR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LAND:

THE NORTH 30 FEET MEASURED AT 90 DEGREES TO THE NORTH LINE THEREOF, OF A TRACT OF LAND CONSISTING OF BLOCKS 4 AND 5 TOGETHER WITH ALL THAT PART OF VACATED NORTH ALBANY AVENUE LYING NORTH OF THE SOUTH LINE OF BLOCK 5 EXTENDED WEST, SAID EXTENSION ALSO BEING THE SOUTH LINE OF VACATED WEST LUNT AVENUE, AND LYING SOUTH OF THE NORTH LINE OF SAID BLOCK 5 EXTENDED WEST, SAID EXTENSION ALSO BEING THE NORTH LINE OF VACATED WEST ESTES AVENUE, TOGETHER WITH ALL OF VACATED WEST LUNT AVENUE LYING EAST OF THE EAST LINE OF NORTH KEDZIE AVENUE AND TOGETHER WITH ALL OF VACATED WEST ESTES AVENUE LYING EAST OF THE EAST LINE OF NORTH KEDZIE AVENUE ALL IN COLLEGE GREEN SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 36 TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF THE ABOVE DESCRIBED TRACT DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT, THENCE WEST ALONG THE NORTH LINE OF SAID TRACT 505.51 FEET, THENCE SOUTH ALONG A LINE PARALLEL TO THE EAST LINE OF SAID TRACT 681.49 FEET TO THE SOUTH LINE OF SAID TRACT; THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT 505.49 FEET TO THE SOUTHEAST CORNER OF SAID TRACT, THENCE NORTH ALONG THE EAST LINE OF SAID TRACT 681.82 FEET TO THE POINT OF BEGINNING) IN COOK COUNTY, ILLINOIS.

C/K/A: 7141 North Kedzie Avenue, Unit 812, Chicago, IL 60645  
PIN: 10-36-100-015-1118

# UNOFFICIAL COPY

The subject mortgage has been recorded/registered as:

Date of Mortgage: July 15, 2015

Date and place of recording: August 19, 2015 / Cook County Recorder of Deeds

Document No: 1523141083

Amount of Mortgage: \$72,000.00

Name of present owners of the real estate: Brenda H. Engel

SIGNATURE:



Russell C. Wirbicki (6186310)  
Attorney of Record

Russell C. Wirbicki (6186310)  
Christopher J. Irk (6300084)  
Cory J. Harris (6319221)  
Tracey M. Coons (6311050)  
The Wirbicki Law Group LLC  
Attorney for Plaintiff  
33 W. Monroe St., Suite 1540  
Chicago, IL 60603  
Phone: 312-360-9455  
Atty. No. 42463  
W21-0267  
pleadings.il@wirbickilaw.com

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Community Loan Servicing, LLC;  
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Brenda H. Engel; Winston Towers No. 5 Association;  
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Defendants.

Case No. 2022CH01302

7141 North Kedzie Avenue, Unit 812,  
Chicago, IL 60645

**NOTICE OF FILING LIS PENDENS**

**TO:** Illinois Department of Financial and Professional Regulation  
Division of Banking  
100 W. Randolph St., 9<sup>th</sup> Floor  
Chicago, Illinois 60601

PLEASE TAKE NOTICE THAT on or about the 16<sup>th</sup> day of February, 2022, the undersigned recorded a Lis Pendens with the Cook County Recorder of Deeds.

PIN: 10-36-100-015-1118

COMMON ADDRESS: 7141 North Kedzie Avenue, Unit 812, Chicago, IL 60645

/s/Russell C. Wirbicki  
Attorney for Plaintiff

Russell C. Wirbicki (6186310)  
Christopher J. Irk (6300084)  
Cory J. Harris (6319221)  
Tracey M. Coons (6311050)  
The Wirbicki Law Group LLC  
Attorney for Plaintiff  
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Atty. No. 42463  
W21-0267  
pleadings.il@wirbickilaw.com

\*WLG5258715WLG\*

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## CERTIFICATE OF SERVICE

I, the undersigned, being first on oath duly sworn, deposes and states that a true copy of the above and foregoing **Notice of Filing** was:

- personally delivered                       mailed by depositing said documents in the U.S. Mail at  
33 W. Monroe St., Suite 1540, Chicago, IL 60603,  
postage prepaid
- E-mailed to the Illinois  
Department of Financial and  
Professional Regulation

To the above-named address as shown above on the 16<sup>th</sup> day of February, 2022 in accordance with HB4050 Illinois Predatory Lending Database Pilot Program.

/s/Russell C. Wirbicki