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Doc#. 2205334329 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/22/2022 04:11 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

Wells Fargo Bank, N.A.

PLAINTIFF

No. 2022CH01368

Vs.

James M Hurwith Jr; Portfolio Recovery Associates,
L.L.C.; Parkwood Village Association; Unknown Owners
and Nonrecord Claimants

DEFENDANTS

137 Highbury Drive
Elgin, IL 60120

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:
James M Hurwith Jr

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(iv) The legal description is:

PARCEL 1: LOT 103 IN PARKWOOD VILLAGE UNIT #2 BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE CITY OF ELGIN ACCORDING TO THE PLAT OF SAID PARKWOOD VILLAGE UNIT #2 RECORDED OCTOBER 2, 1974 AS DOCUMENT 22,865,813 IN COOK COUNTY, ILLINOIS; AND EXCEPTING THEREFROM THE NORTHERLY 20 FEET DEDICATED FOR A PUBLIC STREET AND RECORDED NOVEMBER 15, 1976 AS DOCUMENT 23,710,266, ALL IN CITY OF ELGIN, COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PARKWOOD VILLAGE RECORDED OCTOBER 3, 1974 AS DOCUMENT 22, 866,213 IN THE RECORDS OF COOK COUNTY, ILLINOIS, AND BY SUPPLEMENT #1 TO THE DECLARATION OF COVENANTS AND RESTRICTIONS OF PARKWOOD VILLAGE RECORDED OCTOBER 10, 1974, AS DOCUMENT 22,873,469, IN THE RECORDS OF COOK COUNTY, ILLINOIS.

TAX PARCEL NUMBER: 06-18-219-008-0000

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

137 Highbury Drive
Elgin, IL 60120

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

a) Mortgagors:

James M Hurwith Jr

b) Mortgagee:

Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for National Bank of Kansas City

c) Date of mortgage: 10/31/2009

d) Date and place of recording:

11/19/2009

Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 0932315000

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SIGNATURE: /s/ Robb Rappe
ARDC No. 6201817
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
14-22-01273
NOTE: This law firm is a debt collector.

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No. 2022CH01368

137 Highbury Drive
Elgin, IL 60120

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/ Robb Kappe
6201817

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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 February 18, 2022.

By: Karen Thomas