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Doc#. 2211633031 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/26/2022 09:32 AM 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

Quorum Federal Credit Union f/k/a Kraft Foods Federal
Credit Union

PLAINTIFF

Vs.

James W. Kallas as Trustee of the James W. Kallas
Revocable Trust u/t/a dated September 25, 2013; Insignia
Condominium Association; Unknown Owners and
Nonrecord Claimants

DEFENDANTS

No. 2022CH03792

1477 E Thacker St #308
Des Plaines, IL 60016

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 W. Kallas as Trustee of the James W. Kallas Revocable Trust u/t/a dated September 25, 2013

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(iv) The legal description is:

PARCEL 1: UNIT 308 IN INSIGNIA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 3, 4, 5, 6, 7 AND THE NORTHERLY 7.00 FEET OF THE 14.00 FOOT ALLEY (AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) VACATED PER DOCUMENT NO. 20560312 AND LYING SOUTH OF AND ADJOINING SAID LOTS 3, 4, 5, 6, AND 7, IN STILES' SUBDIVISION OF LOTS 149 TO 157 IN TOWN OF RAND (NOW DES PLAINES), IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 6, 1894, AS DOCUMENT NUMBER 214381. IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 25, 1999 AS DOCUMENT NUMBER 99999169 AND AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT OF USE OF LIMITED COMMON ELEMENTS KNOWN AS GARAGE SPACE G-4 AND STORAGE SPACE S-4.

TAX PARCEL NUMBER: 09-20-205-044-1018
(09-20-205-009, 09-20-205-010, 09-20-205-011, 09-20-205-012 underlying PINS)

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

1477 E Thacker St #308
Des Plaines, IL 60016

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

a) Mortgagors:

Robert J. Kallas executed the mortgage, however this individual is deceased and is not named as a defendant in this lawsuit

b) Mortgagee:

Kraft Foods Federal Credit Union

c) Date of mortgage: 1/19/2000

d) Date and place of recording:

1/25/2000

Office of the Recorder of Deeds of Cook County Illinois

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e) Document Number: 00062969

SIGNATURE: /s/ Ryan Grotz
ARDC No. 6309144
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
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pleadings@il.cslegal.com
Cook #21762
14-22-03040
NOTE: This law firm is a debt collector.

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No. 2022CH03792

1477 E Thacker St #308
Des Plaines, IL 60016

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/ Ryan Grotz
6309144

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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 April 25, 2022.

By: Karen Thomas