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Karen A. Yarbrough
Cook County Clerk
Date: 05/04/2022 09:08 AM Pg: 1 of 5

LIS PENDENS NOTICE

STATE OF ILLINOIS
COOK COUNTY

IN THE CIRCUIT COURT OF COOK
COUNTY

COOK COUNTY, ILLINOIS

Type or Print Complete Information

FLAGSTAR BANK, FSB]	<u>[Reserved for Recorder's Use Only]</u>
Plaintiff,]	
vs.]	CASE NO. 2022CH04011
GEORGI R. STAMENKOV AKA GEORGI STAMENKOV; 21 KRISTIN CONDOMINIUM ASSOCIATION; ALEXANDRINA D. STAMENKOVA; UNKNOWN OWNERS AND NON-RECORD CLAIMANTS;]	Filed With The Court: 4-28-2022
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

P.I.N. 07-10-101-038-1079

- (i) The names of all plaintiffs, defendants and the case number are set forth above.

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- (ii) The court in which the action was brought is set forth above.
- (iii) The names of the title holders of record are: GEORGI R. STAMENKOV
- (iv) The legal description is set forth below.
- (v) The common address or location of the property is: 21 Kristin Dr. Unit 321, Schaumburg, IL 60195
- (vi) Identification of the mortgage sought to be foreclosed
 - i) Mortgagors: GEORGI STAMENKOV
 - b) Mortgagee: FLAGSTAR BANK, FSB, ITS SUCCESSORS AND ASSIGNS
 - c) Date of mortgage: April 16, 2015
 - d) Date and place of recording:
April 28, 2015 in the office of the Recorder of Deeds or County Clerk
 - e) Document number: 1511849091

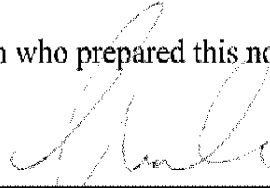
Recording document identification:

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: FLAGSTAR BANK, FSB
- (b) Said plaintiff claims a mortgage lien upon said real estate: 21 Kristin Dr. Unit 321, Schaumburg, IL 60195
- (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:
GEORGI R. STAMENKOV AKA GEORGI STAMENKOV; 21 KRISTIN CONDOMINIUM ASSOCIATION; ALEXANDRINA D. STAMENKOVA; UNKNOWN OWNERS AND NON-RECORD CLAIMANTS;
- (e) The legal description of said real estate appears below.
- (f) The name and address of the person executing this notice appears below.

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(g) The name and address of the person who prepared this notice appears below.



One of its attorneys
Diaz Anselmo & Associates, LLC

Diaz Anselmo & Associates, LLC
Attorneys for Plaintiff
1771 West Diehl Road, Suite 120
Naperville, IL 60563
Telephone: (630) 453-6960
Facsimile: (630) 428-4620
Attorney No. Cook 64727, DuPage 293191
Service E-mail: midwestpleadings@dallegal.com

Michael C. Crowe
Attorney-at-Law ARDC No. 6318296
Diaz Anselmo & Associates, LLC

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

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EXHIBIT A

PARCEL 1:

UNIT NUMBER 321 IN THE 21 KRISTIN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1, 2 (EXCEPT THE EAST 206.30 FEET OF SAID LOT 2, AS MEASURED ALONG THE NORTH LINE THEREOF) AND LOT 3 IN BARRY SUBDIVISION, BEING A SUBDIVISION IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 31, 2001 AS DOCUMENT NUMBER 0010690003, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0702615055; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS. ALSO AN EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE RECIPROCAL EASEMENT AGREEMENT DATED AS OF JANUARY 26, 2007 AND RECORDED AS DOCUMENT 0702615054, BY AND BETWEEN 21 KRISTIN DEVELOPERS LLC AND 24 KRISTIN COMMERCIAL, LLC;

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 410, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE 3S-5, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

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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, Deanna Gembeck, 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 5-3-2022.

Date: 5-3-2022

Signature: *Deanna Gembeck*

Name: Deanna Gembeck

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: 5-3-2022

Signature: *Deanna Gembeck*

Name: Deanna Gembeck

Title: Title Admin Support

Company: Diaz Anselmo & Associates