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Doc#. 2221421332 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/02/2022 02:36 PM Pg: 1 of 5

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

WELLS FARGO BANK, N.A.
PLAINTIFF,

-vs-

Christine McNeil; Sandpiper South Condominium Senior
Citizens a/k/a Sandpiper South Condominium No. 1
Association; Sandpiper South Recreational Association,
Inc.; The Huntington National Bank, Successor in Interest
to Capitol Federal Savings and Loan Association;
UNKNOWN OWNERS AND NON-RECORD
CLAIMANTS; UNKNOWN OCCUPANTS

DEFENDANTS

NO. 22 CH 7363

PROPERTY ADDRESS:
5202 MIDLOTHIAN TPKE
CRESTWOOD, IL 60445-4131

NOTICE OF FORECLOSURE LIS PENDENS

I, the undersigned, do hereby certify that the above entitled action was caused to be filed in the above Court.

AND FURTHER SAYETH:

- Names of Title Holders of Record:

Christine McNeil

- The following Mortgage is sought to be foreclosed:

Mortgage made by Christine McNeil, Widow to Wells Fargo Bank, N.A. and recorded May 4, 2009 as Document No. 0912403016, in the Cook County Recorder's Office, having a legal description and common address as follows:

PARCEL 1:

UNIT 104 IN SANDPIPER SOUTH CONDOMINIUM NUMBER 1, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): LOT 1 IN SANDPIPER SOUTH UNIT NO. 1, A SUBDIVISION OF PART OF THE SOUTHWEST ¼ OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 17, 1973 AS DOCUMENT 22443820 WHICH SURVEY IS ATTACHED AS EXHIBIT "A"

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TO DECLARATION MADE BY BEVERLY BANK, (A CORPORATION OF ILLINOIS) AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 22, 1972 AND KNOWN AS TRUST NUMBER 8-4011 RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT 22570316; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

GARAGE UNITS 125 AND 1256 IN SANDPIPER SOUTH CONDOMINIUM NUMBER 1, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): LOT 1 IN SANDPIPER SOUTH UNIT NO. 1, A SUBDIVISION OF PART OF THE SOUTHWEST ¼ OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 17, 1973 AS DOCUMENT 22443820 WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION MADE BY BEVERLY BANK, (A CORPORATION OF ILLINOIS) AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 22, 1972 AND KNOWN AS TRUST NUMBER 8-4011 RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT 22570316; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NUMBER 22670315

Commonly known as 5202 Midlothian Tpke, Crestwood, IL 60445-4131

Permanent Index No.: 28-04-301-020-1004, 28-04-301-020-1025 and 28-04-301-020-1026

3. Parties against whom foreclosure is sought:

Christine McNeil; Sandpiper South Condominium Senior Citizens s/k/a Sandpiper South Condominium No. 1 Association; Sandpiper South Recreational Association, Inc.; The Huntington National Bank, Successor in Interest to Capitol Federal Savings and Loan Association; Unknown Owners and Non-Record Claimants; Unknown Occupants

4. The following reformation is sought:

- a) The Mortgage dated March 4, 2009 and recorded on May 4, 2009 as Document No. 0912403016 and its associated documents contain an inadvertent error in the Legal Description. The accurate Legal Description on the Mortgage and its associated documents is:

PARCEL 1:

UNIT 104 IN SANDPIPER SOUTH CONDOMINIUM NUMBER 1, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): LOT 1 IN SANDPIPER SOUTH UNIT NO. 1, A SUBDIVISION OF PART OF THE SOUTHWEST ¼ OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 17, 1973 AS DOCUMENT 22443820 WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION MADE BY BEVERLY BANK, (A CORPORATION OF ILLINOIS) AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 22, 1972 AND KNOWN AS TRUST NUMBER 8-4011 RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT 22570316; TOGETHER WITH AN UNDIVIDED

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PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

GARAGE UNITS 125 AND 1256 IN SANDPIPER SOUTH CONDOMINIUM NUMBER 1, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): LOT 1 IN SANDPIPER SOUTH UNIT NO. 1, A SUBDIVISION OF PART OF THE SOUTHWEST ¼ OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 17, 1973 AS DOCUMENT 22443820 WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION MADE BY BEVERLY BANK, (A CORPORATION OF ILLINOIS) AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 22, 1972 AND KNOWN AS TRUST NUMBER 8-4011 RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT 22570316; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NUMBER 22670215

- b) The Trustee's Deed recorded February 6, 1974 as Document No. 22622368 and the Trustee's Deed recorded September 13, 1988 as Document No. 88415909 and its associated documents contain an inadvertent error in the Legal Description. The accurate Legal Description on the Trustee's Deed and its associated documents is:

PARCEL 1:

UNIT 104 IN SANDPIPER SOUTH CONDOMINIUM NUMBER 1, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): LOT 1 IN SANDPIPER SOUTH UNIT NO. 1, A SUBDIVISION OF PART OF THE SOUTHWEST ¼ OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 17, 1973 AS DOCUMENT 22443820 WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION MADE BY BEVERLY BANK, (A CORPORATION OF ILLINOIS) AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 22, 1972 AND KNOWN AS TRUST NUMBER 8-4011 RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT 22570316; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

GARAGE UNITS 125 AND 1256 IN SANDPIPER SOUTH CONDOMINIUM NUMBER 1, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): LOT 1 IN SANDPIPER SOUTH UNIT NO. 1, A SUBDIVISION OF PART OF THE SOUTHWEST ¼ OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 17, 1973 AS DOCUMENT 22443820 WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION MADE BY BEVERLY BANK, (A CORPORATION OF ILLINOIS) AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 22, 1972 AND KNOWN AS TRUST NUMBER 8-4011 RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT 22570316; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND

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SET FORTH IN SAID DECLARATION AND SURVEY) ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:
EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND
EGRESS AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED AS
DOCUMENT NUMBER 22670315

Wells Fargo Bank, N.A.

/s/ Amy A. Aronson 7/28/2022

One of Plaintiff's Attorneys

PREPARED BY:

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THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. PLEASE BE ADVISED THAT IF YOUR PERSONAL LIABILITY FOR THIS DEBT HAS BEEN EXTINGUISHED BY A DISCHARGE IN BANKRUPTCY OR BY AN ORDER GRANTING IN REM RELIEF FROM STAY, THIS NOTICE IS PROVIDED SOLELY TO FORECLOSE THE MORTGAGE REMAINING ON YOUR PROPERTY AND IS NOT AN ATTEMPT TO COLLECT THE DISCHARGED PERSONAL OBLIGATION.

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COUNTY DEPARTMENT - CHANCERY DIVISION**

WELLS FARGO BANK, N.A.
PLAINTIFF,

-vs-

Christine McNeil; Sandpiper South
Condominium Senior Citizens a/k/a Sandpiper
South Condominium No. 1 Association;
Sandpiper South Recreational Association, Inc.;
The Huntington National Bank, Successor in
Interest to Capitol Federal Savings and Loan
Association; UNKNOWN OWNERS AND
NON-RECORD CLAIMANTS; UNKNOWN
OCCUPANTS

DEFENDANTS

NO. 22 CH 7363

CALENDAR NO: 60

PROPERTY ADDRESS:
5202 MIDLOTHIAN TPKE
CRESTWOOD, IL 60445

CERTIFICATE OF SERVICE

The undersigned, a non-attorney, states that he/she has emailed a copy of the Lis Pendens attached hereto to the Illinois Department of Financial and Professional Regulation, Division of Banking, at VeritecOps@ILAPLD.com on 08-02-2022

Certification Pursuant to 735 ILCS 5/1-109

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, except as to matters therein stated to be on information and belief and as to such matters the undersigned certifies as aforesaid that he/she verily believes the same to be true.

Dated: 08-02-2022

/S/ Tiffany Webb, Support Legal Assistant

A non-attorney

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