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Doc#. 2234113154 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/07/2022 02:53 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**

Wilmington Savings Fund Society, FSB, d/b/a Christiana
Trust, not in its individual capacity but solely as Owner
Trustee of the Residential Credit Opportunities Trust II
PLAINTIFF

No. 2022CH11811

Vs.

Sara Cristina Bellini; Claudio Pandolfi; Canga Restoration
& Remodeling Inc.; Unknown Owners and Nonrecord
Claimants

2075 Frost Rd
Schaumburg, IL 60195

DEFENDANTS

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:
Sara Cristina Bellini
Claudio Pandolfi
- (iv) The legal description is:

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PARCEL 1: A PARCEL OF LAND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT WHICH IS 350 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF THE NORTHWEST 1/4; THENCE SOUTH 127 FEET; THENCE EAST 100 FEET; THENCE NORTH 127 FEET; THENCE WEST 100 FEET TO THE PLACE OF BEGINNING IN SECTION 32, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN

ALSO

PARCEL 2: A PARCEL OF LAND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE EAST 350 FEET; THENCE SOUTH 127 FEET, FOR A POINT OF BEGINNING; THENCE SOUTH 6.0 FEET; THENCE EAST 100.00 FEET; THENCE NORTH 6.0 FEET; THENCE WEST 100 FEET TO THE POINT OF BEGINNING;

ALSO

PARCEL 3: A PARCEL OF LAND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE EAST 350 FEET; THENCE SOUTH 133 FEET, FOR A POINT OF BEGINNING; THENCE SOUTH 94 FEET; THENCE EAST 100 FEET; THENCE NORTH 94 FEET; THENCE WEST 100 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS

ALSO

PARCEL 4: A PARCEL OF LAND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE EAST 450 FEET TO A PLACE OF BEGINNING; THENCE SOUTH 330 FEET; THENCE EAST 210 FEET; THENCE NORTH 330 FEET; THENCE WEST 210 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

TAX PARCEL NUMBER: 02-32-103-006-0000

02-32-103-010-0000

02-32-103-015-0000

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

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2075 Frost Rd
Schaumburg, IL 60195

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

a) Mortgagors:

Sara Cristina Bellini
Claudio Pandolfi

b) Mortgagee:

Visio Financial Services, Inc.

c) Date of mortgage: 4/19/2019

d) Date and place of recording:

4/23/2019

Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 1911308280

SIGNATURE: /s/ Ryan Grotz

ARDC No. 6309144

December 7, 2022

Attorney of Record

THIS DOCUMENT WAS PREPARED BY/MAIL TO: BOX 70

Codilis & Associates, P.C.

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(630) 794-5300

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Cook #21762

14-22-08914

NOTE: This law firm is a debt collector.

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DEFENDANTS

No. 2022CH11811

2075 Frost Rd
Schaumburg, IL 60195

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 December 7, 2022.

By: Adamary L. Chavez