

# UNOFFICIAL COPY

Doc#. 2235441137 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/20/2022 12:25 PM Pg: 1 of 5

LIS PENDENS/  
NOTICE OF FORECLOSURE

PREPARED BY & RETURN TO:  
The Wirbicki Law Group LLC  
33 W. Monroe St., Suite 1540  
Chicago, IL 60603  
Phone: 312-360-9455

**"THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION  
OBTAINED WILL BE USED FOR THAT PURPOSE"**

**W22-0153  
42463**

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

Community Loan Servicing, LLC, a Delaware Limited  
Liability Company;  
Plaintiff,

vs.

Unknown Heirs and Legatees of Greg Stevens; Timberline  
Townhome Owners Association; Eric Dangler; Phillip  
Dangler, Sr.; Peggy Ferguson; James Stevens; Unknown  
Owners and Non Record Claimants;  
Defendants.

Case No. 2022CH12131

1314 Timberline Drive a/k/a 1314  
Tamarack Drive, Bartlett, IL 60103

## NOTICE OF FORECLOSURE

I, the undersigned, do hereby certify that the above entitled cause was filed in the above Court on the  
15th day of December, 2022, for Foreclosure of a Mortgage and that the property affected  
by said cause is described as follows:

UNIT PARCEL 87 OF LOT 22 DESCRIBED AS FOLLOWS: BEGINNING AT A  
POINT ON THE NORTHERLY LINE OF SAID LOT AT THE INTERSECTION WITH  
THE CENTERLINE OF A PARTY WALL EXTENDED NORTHERLY, SAID POINT  
BEING NORTH 83 DEGREES 39 MINUTES 53 SECONDS EAST 38.08 FEET OF  
THE NORTHWEST CORNER OF LOT 22 FOR THE NORTHEAST CORNER OF  
UNIT PARCEL 87; THENCE SOUTH 06 DEGREES 20 MINUTES 07 SECONDS  
EAST ALONG THE EXTENSIONS OF AND THE SAID CENTERLINE OF THE  
PARTY WALL 107.03 FEET TO THE NORTHERLY LINE OF TIMBERLINE DRIVE  
FOR THE SOUTHEAST CORNER OF UNIT PARCEL 87; THENCE WESTERLY  
ALONG THE LAST SAID NORTHERLY LINE ALONG AN ARC OF A CURVE  
CONCAVE TO THE SOUTH HAVING A RADIUS OF 183.00 FEET FOR 38.45 FEET  
WITH THE CHORD BEARING SOUTH 76 DEGREES 28 MINUTES 25 SECONDS

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WEST TO THE SOUTHWEST CORNER OF SAID LOT 22; THENCE NORTH 06 DEGREES 20 MINUTES 07 SECONDS WEST ALONG THE WESTERLY LINE LOT 22 AFORESAID 111.84 FEET TO THE NORTHWEST CORNER OF SAID LOT 22; THENCE NORTH 83 DEGREES 39 MINUTES 53 SECONDS EAST 38.08 FEET ALONG THE SAID NORTHERLY LINE LOT 22 TO THE PLACE OF BEGINNING, IN "TIMBERLINE" BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 23, 2001 AS DOCUMENT 0010781451 AND CORRECT BY CERTIFICATE OF CORRECTION RECORDED DECEMBER 26, 2001, AS DOCUMENT NUMBER 11229255, IN COOK COUNTY, ILLINOIS.

C/K/A: 1314 Timberline Drive a/k/a 1314 Tamarack Drive, Bartlett, IL 60103  
 PIN: 06-28-321-039-0000

The subject mortgage has been recorded/registered as:

Date of Mortgage: December 4, 2012

Date and place of recording: January 7, 2013 / Cook County Recorder of Deeds

Document No: 1300708712

Amount of Mortgage: \$224,900.00

Name of present owners of the real estate: Unknown Heirs and Legatees of Greg Stevens

SIGNATURE:



Russell C. Wirbicki (6186310)  
 Attorney of Record

Russell C. Wirbicki (6186310)  
 Christopher J. Irk (6300084)  
 Cory J. Harris (6319221)  
 Tracey M. Coons (6311050)  
 The Wirbicki Law Group LLC  
 Attorney for Plaintiff  
 33 W. Monroe St., Suite 1540  
 Chicago, IL 60603  
 Phone: 312-360-9455  
 Atty. No. 42463  
 W22-0153  
 pleadings.il@wirbickilaw.com

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Property of Cook County Clerk's Office

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Defendants.

Case No. 2022CH12131

1314 Timberline Drive a/k/a 1314  
Tamarack Drive, Bartlett, IL 60103

**NOTICE OF FILING LIS PENDENS**

**TO:** Illinois Department of Financial and Professional Regulation  
Division of Banking  
100 W. Randolph St., 9<sup>th</sup> Floor  
Chicago, Illinois 60601

PLEASE TAKE NOTICE THAT on or about the 15<sup>th</sup> day of December, 2022, the undersigned recorded a Lis Pendens with the Cook County Recorder of Deeds.

PIN: 06-28-321-039-0000

COMMON ADDRESS: 1314 Timberline Drive a/k/a 1314 Tamarack Drive, Bartlett, IL  
60103

/s/Russell C. Wirbicki  
Attorney for Plaintiff

Russell C. Wirbicki (6186310)  
Christopher J. Irk (6300084)  
Cory J. Harris (6319221)  
Tracey M. Coons (6311050)  
The Wirbicki Law Group LLC  
Attorney for Plaintiff  
33 W. Monroe St., Suite 1540  
Chicago, IL 60603  
Phone: 312-360-9455  
Atty. No. 42463  
W22-0153  
pleadings.il@wirbickilaw.com

\*WLG5350607WLG\*

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## CERTIFICATE OF SERVICE

I, the undersigned, being first on oath duly sworn, deposes and states that a true copy of the above and foregoing **Notice of Filing** was:

- personally delivered                       mailed by depositing said documents in the U.S. Mail at  
33 W. Monroe St., Suite 1540, Chicago, IL 60603,  
postage prepaid
- E-mailed to the Illinois  
Department of Financial and  
Professional Regulation

To the above-named address as shown above on the 16th day of December, 2022 in accordance with HB4050 Illinois Predatory Lending Database Pilot Program.

/s/Russell C. Wirbicki