

# UNOFFICIAL COPY

Doc#. 2300610132 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/06/2023 11:58 AM Pg: 1 of 3

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**Above space for Recorder's User Only**

Cook County #21762

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

Santander Bank, N.A.

**PLAINTIFF**

Vs.

Kris M. Kertgen; Wisconsin Windings Condominium  
Association; Unknown Owners and Nonrecord Claimants

**DEFENDANTS**

No. 2023CH00062

423 S. Wisconsin Avenue #1E  
Oak Park, IL 60302

## **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:  
Kris M. Kertgen
- (iv) The legal description is:

UNIT NUMBER 423-1E AND PARKING SPACE P-9, IN THE WISCONSIN WINDINGS CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THE SOUTH 15 FEET OF THE NORTH 1/2 OF LOT 49 IN SCOVILLE AND NILES SUBDIVISION OF BLOCK 5 IN SCOVILLE AND NILES ADDITION TO OAK PARK, SAID ADDITION BEING A SUBDIVISION OF THE WEST 40 ACRES OF

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THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE -  
THIRD PRINCIPAL MERIDIAN, ALSO ALL OF THE SOUTH 1/2 OF SAID LOT 49 AND  
ALL OF LOT 54 AND THE NORTH 12 FEET OF LOT 55 IN SAID SCOVILLE AND NILES  
SUBDIVISION IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED  
AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY  
7, 2002 AS DOCUMENT NUMBER 0020159529; TOGETHER WITH ITS UNDIVIDED  
PERCENTAGE INTEREST IN THE COMMON ELEMENTS

**TAX PARCEL NUMBER:** 16-07-322-061-1017  
16-07-322-061-1043

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

423 S. Wisconsin Avenue #1E  
Oak Park, IL 60302

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

a) Mortgagors:

Kris M. Kertgen

b) Mortgagee:

Pillar Financial, LLC

c) Date of mortgage: 8/30/2006

d) Date and place of recording:

9/12/2006 re-recorded on 5/16/2012

Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 0625554078 re-recorded as 1213757114

SIGNATURE: /s/ James J Bernhard  
ARDC No. 6255630  
January 5, 2023  
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  
(630) 794-5300  
pleadings@il.cslegal.com  
Cook #21762  
14-22-09640 / NOTE: This law firm is a debt collector.

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No. 2023CH00062

423 S. Wisconsin Avenue #1E  
Oak Park, IL 60302

### 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/ James J. Bernhard  
6255630

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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 January 5, 2023.

By: Adamary L. Chavez