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Doc#. 2303040033 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/30/2023 09:53 AM Pg: 1 of 4

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"**

**W22-0527
42463**

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

Nationstar Mortgage LLC;
Plaintiff,

vs.

Unknown Heirs and Legatees of Frances E. Banks; James L. Banks; Denise Ann Rigamonti; Carla M. Russell; Unknown Beneficiaries of the Declaration of Trust dated November 1, 1996 a/k/a the Banks Trust u/a November 1, 1996; Unknown Successor Trustee of the Declaration of Trust dated November 1, 1996 a/k/a the Banks Trust u/a November 1, 1996; Declaration of Trust dated November 1, 1996 a/k/a the Banks Trust u/a November 1, 1996; Unknown Owners and Non Record Claimants;
Defendants.

Case No. 2023CH00833

270 South Bothwell Street, Palatine, IL
60067

NOTICE OF FORECLOSURE

I, the undersigned, do hereby certify that the above entitled cause was filed in the above Court on the 28th day of January, 2023, for Foreclosure of a Mortgage and that the property affected by said cause is described as follows:

LOT 13 IN BLOCK 22 IN ARTHUR T. MCINTOSH AND COMPANY'S PLUM GROVE ROAD DEVELOPMENT BEING IN THE WEST 1/2 OF SECTION 23 AND THE EAST 1/2 OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 8, 1926, AS DOCUMENT NUMBER 9268584 IN COOK COUNTY, ILLINOIS.

C/K/A: 220 South Bothwell Street, Palatine, IL 60067
PIN: 02-22-221-013-0000

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The subject mortgage has been recorded/registered as:

Date of Mortgage: March 5, 2014

Date and place of recording: March 28, 2014 / Cook County Recorder of Deeds

Document No: 1408710015

Amount of Mortgage: \$105,000.00

Name of present owners of the real estate: Declaration of Trust dated November 1, 1996
a/k/a the Banks Trust u/a November 1, 1996

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
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Phone: 312-360-9455
Atty. No. 42463
W22-0527
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Defendants.

Case No. 2023CH00833

220 South Bothwell Street, Palatine, IL
60067

NOTICE OF FILING LIS PENDENS

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

PLEASE TAKE NOTICE THAT on or about the 27th day of January, 2023, the undersigned recorded a Lis Pendens with the Cook County Recorder of Deeds.

PIN: 02-22-221-013-0000

COMMON ADDRESS: 220 South Bothwell Street, Palatine, IL 60067

/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
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Atty. No. 42463
W22-0527
pleadings.il@wirbickilaw.com

WLG5435838WLG

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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 27th day of January, 2023 in accordance with HB4050 Illinois Predatory Lending Database Pilot Program.

/s/Russell C. Wirbicki