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Karen A. Yarbrough
Cook County Clerk
Date: 04/03/2023 01:00 PM Pg: 1 of 5

LIS PENDENS NOTICE

STATE OF ILLINOIS
COOK COUNTY

IN THE CIRCUIT COURT OF COOK
COUNTY

COOK COUNTY, ILLINOIS

Type or Print Complete Information

FREEDOM MORTGAGE CORPORATION]

[Reserved for Recorder's Use Only]

Plaintiff,]

CASE NO. 2023CH02931

vs.]

ROBERT HORVATH; THE GROVES OF
PALATINE CONDOMINIUM
ASSOCIATION; UNKNOWN OWNERS
AND NON-RECORD CLAIMANTS;]

Filed With The Court: 3-27-2023

Defendants.]

LIS PENDENS & NOTICE OF FORECLOSURE

I, the undersigned, do hereby certify that I caused the above entitled mortgage foreclosure action to be filed in the above referenced circuit court and that the property affected by said cause is described as follows:

SEE ATTACHED LEGAL DESCRIPTION

P.I.N. 02-15-301-058-1170

(i) The names of all plaintiffs, defendants and the case number are set forth above.

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- (ii) The court in which the action was brought is set forth above.
- (iii) The names of the title holders of record are: ROBERT HORVATH
- (iv) The legal description is set forth below.
- (v) The common address or location of the property is: 410 W. MAHOGANY COURT
UNIT 602 , PALATINE, IL 60067
- (vi) Identification of the mortgage sought to be foreclosed
 - (i) Mortgagors: ROBERT HORVATH
 - b) Mortgagee: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for REDFIN MORTGAGE, LLC
 - c) Date of mortgage: July 6, 2020
 - d) Date and place of recording:
August 27, 2020 in the office of the Recorder of Deeds or County Clerk
 - e) Document number: 2024007181

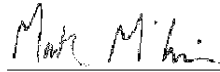
Recording document identification:

The undersigned further certifies pursuant to 735 ILCS 5/15-1218;

- (a) The name and address of the party plaintiff making said claim and asserting said mortgage is: FREEDOM MORTGAGE CORPORATION
- (b) Said plaintiff claims a mortgage lien upon said real estate: 410 W. MAHOGANY COURT UNIT 602 , PALATINE, IL 60067
- (c) The nature of said claim is the mortgage and foreclosure action described above.
- (d) The names of the persons against whom said claim is made are:
ROBERT HORVATH; THE GROVES OF
PALATINE CONDOMINIUM ASSOCIATION;
UNKNOWN OWNERS AND NON-RECORD
CLAIMANTS;

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- (e) The legal description of said real estate appears below.
- (f) The name and address of the person executing this notice appears below.
- (g) The name and address of the person who prepared this notice appears below.



One of its attorneys

Diaz Anselmo & Associates, LLC

Mark McGinn

ARDC: 6313403

Diaz Anselmo & Associates LLC

Diaz Anselmo & Associates, LLC

Attorneys for Plaintiff

1771 West Diehl Road, Suite 120

Naperville, IL 60563

Telephone: (630) 453-6960

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Attorney No. Cook 64727, DuPage 293191

Service E-mail: midwestpleadings@dallegal.com

Prepared by and Return to:

Diaz Anselmo & Associates, LLC

1771 West Diehl Road, Suite 120

Naperville, IL 60563

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EXHIBIT A

PARCEL 1: UNIT 3-606 IN THE GROVES OF PALATINE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: CERTAIN LOTS IN THE GROVES OF PALATINE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0021458156 AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER LOTS 11 AND 12 (COMMON AREA) AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE GROVES OF PALATINE HOMEOWNERS ASSOCIATION RECORDED OCTOBER 1, 2002, AS DOCUMENT NO. 0021076634, AND AS AMENDED FROM TIME TO TIME, IN THE GROVES OF PALATINE SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P3-30 AND STORAGE SPACE S3-30, AS LIMITED COMMON ELEMENTS AS DELINEATED ON THAT SURVEY ATTACHED AS EXHIBIT "A" TO DECLARATION RECORDED AS DOCUMENT NO. 0021458156.

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CERTIFICATE OF SERVICE OF LIS PENDENS ON THE ILLINOIS DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATION

AFFIDAVIT

State of Illinois)
) SS
County of Cook)

I, Deanna Gembeck, on oath do hereby depose and state that I electronically delivered the attached Lis Pendens to the Illinois Department of Financial and Professional Regulation at the Thompson Center, 100 W. Randolph Street, Chicago, IL 60601, on 3-31-2023.

Date: 3-31-2023

Signature: *Deanna Gembeck*

Name: Deanna Gembeck

Title: Title Admin Support

Company: Diaz Anselmo & Associates

CERTIFICATION

Under penalties as provided by law pursuant to 735 ILCS 5/1-109, 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 verily believes the same to be true.

Date: 3-31-2023

Signature: *Deanna Gembeck*

Name: Deanna Gembeck

Title: Title Admin Support

Company: Diaz Anselmo & Associates