

# UNOFFICIAL COPY

Doc#. 2311119014 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/21/2023 09:28 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"**

**W23-0074  
42463**

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

Nationstar Mortgage LLC;  
Plaintiff,

vs.

Timothy Gotta; The 2454 West Foster Condominium  
Association; Unknown Owners and Non Record Claimants;  
Defendants.

Case No. 2023CH03827

2454 West Foster Avenue, Unit 2W,  
Chicago, IL 60625

## NOTICE OF FORECLOSURE

I, the undersigned, do hereby certify that the above entitled cause was filed in the above Court on the  
19th day of April, 2023, for Foreclosure of a Mortgage and that the property affected  
by said cause is described as follows:

### PARCEL 1:

UNIT 2W IN THE 2454 WEST FOSTER CONDOMINIUM AS DELINEATED ON A  
SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 22 AND 23 IN JOSEPH JAMES BUDLONG'S SUBDIVISION OF THE SOUTH  
1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4  
OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD  
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS  
ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS  
DOCUMENT 0605531014, TOGETHER WITH ITS UNDIVIDED PERCENTAGE  
INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-2W AND  
STORAGE SPACE S-2W, LIMITED COMMON ELEMENTS AS DELINEATED ON  
THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM  
RECORDED AS DOCUMENT 0605531014.

# UNOFFICIAL COPY

C/K/A: 2454 West Foster Avenue, Unit 2W, Chicago, IL 60625  
PIN: 13-12-233-036-1004

The subject mortgage has been recorded/registered as:

Date of Mortgage: May 21, 2018

Date and place of recording: May 23, 2018 / Cook County Recorder of Deeds

Document No: 1814301364

Amount of Mortgage: \$294,500.00

Name of present owners of the real estate: Timothy Gotta

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  
W23-0074  
pleadings.il@wirbickilaw.com

Cook County Clerk's Office

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Defendants.

Case No. 2023CH03827

2454 West Foster Avenue, Unit 2W,  
Chicago, IL 60625

**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 20th day of April, 2023, the undersigned recorded a Lis Pendens with the Cook County Recorder of Deeds.

PIN: 13-12-233-036-1004

COMMON ADDRESS: 2454 West Foster Avenue, Unit 2W, Chicago, IL 60625

/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  
W23-0074  
pleadings.il@wirbickilaw.com

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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 20th day of April, 2023 in accordance with HB4050 Illinois Predatory Lending Database Pilot Program.

/s/ Russell C. Wirbicki

Property of Cook County Clerk's Office