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Doc#. 2312108246 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/01/2023 03:04 PM Pg: 1 of 4

Above space for Recorder's User Only

Cook County #21762

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

Carrington Mortgage Services LLC
PLAINTIFF

Vs.

Ellen Meyer; United States of America - Secretary of
Housing and Urban Development; Conservancy at North
Park Condominium III Association; Unknown Heirs and
Legatees of Kenneth P. Chrzastek; Unknown Owners and
Nonrecord Claimants

DEFENDANTS

No. 2023CH04240

3940 W Bryn Mawr Avenue # 405
Chicago, IL 60659

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:
Ellen Meyer
Unknown Heirs and Legatees of Kenneth P. Chrzastek
- (iv) The legal description is:

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PARCEL 1:

UNIT 405 IN CONSERVANCY AT NORTH PARK CONDOMINIUM III AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PREMISES:

THAT PART OF THE EAST 833 FEET OF THE WEST 883 FEET OF THE NORTH 583 FEET OF THE SOUTH 633 FEET OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF THE LAND DEDICATED FOR PUBLIC ROADWAY BY DOCUMENT 26700736) DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE EAST ON THE NORTH LINE OF SAID TRACT A DISTANCE OF 415.45 FEET, THENCE SOUTH A DISTANCE OF 20.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH ON THE LAST DESCRIBED LINE 89.0 FEET, THENCE EAST 78.0 FEET; THENCE SOUTH 10.0 FEET; THENCE EAST 48.0 FEET, THENCE NORTH 10.0 FEET, THENCE EAST 78.0 FEET; THENCE NORTH 89.0 FEET, THENCE WEST 204.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 95039646 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 405 AND STORAGE SPACE 405 LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 95039646 ON COOK COUNTY, ILLINOIS.

PARCEL 3:

GRANTOR ALSO HEREBY GRANTS TO GRANTEEES, THEIR HEIRS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF THE PROPERTY SET FORTH IN THE MASTER DECLARATION RECORDED OCTOBER 28, 1994 AS DOCUMENT 94923280 INCLUDING EASEMENTS FOR INGRESS AND EGRESS OVER COMMON PROPERTY AND THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 18, 1995 AS DOCUMENT 95039646 AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS THE RIGHTS AND EASEMENTS SET FORTH IN SAID MASTER DECLARATION AND DECLARATION OF CONDOMINIUM FOR THE BENEFIT OF THE PROPERTY DESCRIBED THEREIN, IN COOK COUNTY, ILLINOIS

TAX PARCEL NUMBER: 13-02-300-008-1025

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

3940 W Bryn Mawr Avenue # 405
Chicago, IL 60659

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

a) Mortgagors:

Kenneth P. Chrzastek executed the mortgage, however this individual is deceased and is not named as a defendant in this lawsuit

b) Mortgagee:

Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for American Advisors Group

c) Date of mortgage: 1/8/2018

d) Date and place of recording:

1/16/2018

Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 1801606040

SIGNATURE: /s/ James J Bernhard

ARDC No. 6255630

May 1, 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
14-23-02841

NOTE: This law firm is a debt collector.

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No. 2023CH04240

3940 W Bryn Mawr Avenue # 405
Chicago, IL 60659

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 May 1, 2023.

By: Sandra Roldan