

# UNOFFICIAL COPY

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Karen A. Yarbrough  
Cook County Clerk  
Date: 05/02/2023 02:43 PM Pg: 1 of 4

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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

No. 2023CH04288

Vs.

Kenneth S. Ebenstein; Whispering Oaks Condominium  
Association; Unknown Owners and Nonrecord Claimants

DEFENDANTS

758 E Whispering Oaks Ct  
Palatine, IL 60074

## 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:  
Kenneth S. Ebenstein
- (iv) The legal description is:

PARCEL 1:

UNIT 9-F IN WHISPERING OAKS CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF THE SOUTH 1/2 OF THE

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NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 12, 1993, AS DOCUMENT 93187367 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PARCEL 2:**

EASEMENT FOR INGRESS AND EGRESS OVER THE COMMON AREAS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF CONDOMINIUM AFORESAID.

**TAX PARCEL NUMBER:** 02-02-203-064-1037

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

758 E Whispering Oaks Ct  
Palatine, IL 60074

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

a) Mortgagors:

Kenneth S. Ebenstein

b) Mortgagee:

Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for The First Mortgage Corporation

c) Date of mortgage: 11/9/2007

d) Date and place of recording:

11/21/2007

Office of the Recorder of Deeds of Cook County Illinois

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e) Document Number: 0732555078

SIGNATURE: /s/ James J Bernhard  
ARDC No. 6255630  
May 2, 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  
14-23-02697  
**NOTE: This law firm is a debt collector.**

Property of Cook County Clerk's Office

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Vs.

Kenneth S. Ebenstein; Whispering Oaks Condominium  
Association; Unknown Owners and Nonrecord Claimants  
DEFENDANTS

No. 2023CH04288

758 E Whispering Oaks Ct  
Palatine, IL 60074

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 2, 2023.

By: Sandra Roldan