

# UNOFFICIAL COPY

Doc#. 2313240001 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/12/2023 09:07 AM Pg: 1 of 4

Atty. No.: 48928

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

**U.S. Bank National Association, as Trustee,  
successor in interest to Bank of America  
National Association, as Trustee, successor by  
merger to LaSalle Bank National Association,  
as Trustee for Merrill Lynch First Franklin  
Mortgage Loan Trust, Mortgage Loan Asset-  
Backed Certificates, Series 2007-H1**

**Plaintiff,**

**vs.**

**Lawrence S. Beaumont; Laura A. Beaumont;  
The United States of America, Office of  
Department of the Treasury; The Monadnock  
Building LLC; Unknown Owners and Non-  
Record Claimants; The Forest Ridge at  
Westgate Valley Elite Homes Condominium  
Association**

**Defendants.**

**Case No. 2023CH04655**

**13028 Timber Trail, Paces Heights, IL  
60463**

**Judge Edward N. Robles**

**Cal 59**

C44

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## LIS PENDENS NOTICE OF FORECLOSURE

I, the undersigned, do hereby certify that the above entitled cause was filed in the above Court on May 10, 2023, for Foreclosure and is now pending in said Court and that the property affected by said cause is described as follows:

Unit Building 74 in The Forest Ridge At Westgate Valley Elite Homes condominiums which survey is attached as Exhibit "A" to the Declaration Of Condominium Ownership recorded in the Office Of The Recorder of Deeds of Cook County, Illinois on February 13, 2003 as Document Number 0030215229; together with its undivided percentage interest in the common elements appurtenant to said unit, a part of Forest Ridge At Westgate Valley Condominiums as delineated on the plat of survey of the following described real estate: Certain Lots in Forest Ridge At Westgate Valley, being a subdivision in that part of the West 1/2 of the Southwest 1/4 of Section 32, Township 37 North, Range 13 East of the Third Principal Meridian, according to the plat thereof recorded April 11, 2000 as Document Number 00250556 in Cook County, Illinois; which survey is attached as Exhibit "A" to the Declaration of Condominium Ownership Recorded in the Office of the Recorder of Deeds of Cook County, Illinois on November 15, 2000 as Document Number 00899505; together with its undivided percentage interest in the common elements appurtenant to said unit as set forth in said declaration; as amended from time to time.

Commonly known as: 13028 Timber Trail, Palos Heights, IL 60463

Tax Parcel No.: 24-32-300-063-1019

The subject mortgage has been recorded June 13, 2007 as Document Number 0716405240, Cook County, Illinois records.

The title holders of the subject property are Lawrence S. Beaumont and Laura A. Beaumont, as joint tenants

Prepared by and Return To:

Edward R. Peterka (6220416)  
Andrew K. Weiss (6284233)  
Zachariah L. Manchester (6303885)  
Jenna M. Rogers (6308109)  
MANLEY DEAS KOCHALSKI LLC  
Attorneys for Plaintiff  
One East Wacker, Suite 1250, Chicago, IL 60601  
Phone: 312-651-6700; Fax: 614-220-5613  
Atty. No.: 48928  
Email: sef-erpeterka@manleydeas.com

U.S. Bank National Association, as  
Trustee, successor in interest to Bank of  
America National Association, as Trustee,  
successor by merger to LaSalle Bank  
National Association, as Trustee for Merrill  
Lynch First Franklin Mortgage Loan Trust,  
Mortgage Loan Asset-Backed Certificates,  
Series 2007-H1

BY: Edward R. Peterka  
One of Plaintiff's Attorneys

/s/ Edward R. Peterka ARDC # 6220416

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Atty. No.: 48928

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

U.S. Bank National Association, as Trustee, successor in interest to Bank of America National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-H1

Plaintiff,

vs.

Lawrence S. Beaumont; Laura A. Beaumont; The United States of America; Office of Department of the Treasury; The Monadnock Building LLC; Unknown Owners and Non-Record Claimants; The Forest Ridge at Westgate Valley Elite Homes Condominium Association

Defendants.

Case No. 2023CH04635

13028 Timber Trail, Palos Heights, IL 60463

Judge Edward N. Robles

Cal 59

**COMPLIANCE WITH PREDATORY LENDING DATABASE SECTION OF  
RESIDENTIAL REAL PROPERTY DISCLOSURE ACT**

TO: Illinois Department of Financial and Professional Regulation  
100 West Randolph Street, 9<sup>th</sup> Floor  
Chicago, Illinois 60601

**CERTIFICATION**

I, the undersigned attorney, certify that I prepared this notice on May 11, 2023 to be filed along with a copy of the lis pendens notice with the above entitled address.

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/she verily believes the same to be true.

MANLEY DEAS KOCHALSKI LLC  
Attorneys for Plaintiff  
One East Wacker, Suite 1250  
Chicago, IL 60601  
Telephone: 312-651-6700  
Fax: 614-220-5613  
Atty. No.: 48928

Email: sef-erpeterka@manleydeas.com



Signature

Edward R. Peterka ARDC # 6220416

Printed Name

Attorney

Manley Deas Kochalski LLC

05/11/23

Date

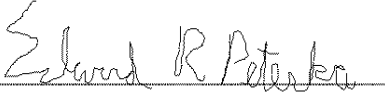
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## CERTIFICATE OF SERVICE

Under penalties as provided by law pursuant to 735 ILCS 5/1-109 of the Illinois Code of Civil Procedure, the undersigned certifies that true and correct copies of this Certificate of Service and Lis Pendens were served on the Parties named below, via electronic submission, on

\_\_\_\_\_, May 11, 2023.

Signed and Certified \_\_\_\_\_

  
/s/ Edward R. Peterka ARDC # 6220416

Illinois Department of Financial  
and Professional Regulation  
100 West Randolph Street, 9<sup>th</sup> Floor  
Chicago, IL 60601

Property of Cook County Clerk's Office