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Karen A. Yarbrough
Cook County Clerk
Date: 05/12/2023 09:40 AM Pg: 1 of 4

LIS PENDENS NOTICE

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

Bank United N.A.

Plaintiff

vs.

Tanya Tumangelova, DMKA LLC,
Huntington Club Master Home Owners'
Association, Huntington Club Townhome
Association, Remington Schaumburg LLC,
Secretary of Housing and Urban
Development, Unknown Owners and Non-
Record Claimants.

Defendants

CASE NO. 2023CH04643

Property Address:
1702 Ardwick Drive
Hoffman Estates, IL 60195

LIS PENDENS

I, the undersigned, do hereby certify that the above-entitled cause was filed in the Circuit Court of Cook County on the 11th day of May, 2023 and is now pending in said Court and that the property affected by the cause is described as follows:

PARCEL 1: LOT 2 IN BLOCK 8 IN HUNTINGTON CLUB, BEING A SUBDIVISION IN PARTS OF SECTIONS 5 AND 8, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED NOVEMBER 15, 1993 AS DOCUMENT NO. 93924435, IN COOK COUNTY, ILLINOIS.

PARCEL 2: PERPETUAL NON-EXCLUSIVE EASEMENT, FOR THE BENEFIT OF PARCEL 1 OVER, THROUGH AND UPON THE LAND DESCRIBED IN THAT DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR HILLDALE ROAD ASSOCIATION DATED AS OF SEPTEMBER 1, 1979 AND RECORDED AND FILED RESPECTIVELY AS DOCUMENT NUMBERS 25214474 AND LR3143390 FOR THE PURPOSE OF REASONABLE INGRESS AND EGRESS TO AND FROM ALL OR ANY PART OF PARCEL 1 AND OTHER PROPERTIES AS THEREIN DESCRIBED.

PARCEL 3: PERPETUAL NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCELS 1 THROUGH 10, OVER THROUGH AND UPON THE COMMON AREAS AND

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COMMUNITY FACILITIES AS DESCRIBED IN THAT DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR HUNTINGTON CLUB MASTER HOME OWNERS ASSOCIATION RECORDED NOVEMBER 18, 1993 AS DOCUMENT NUMBER 93943916 FOR THE PURPOSES SET FORTH THEREIN.

PARCEL 4: PERPETUAL NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCELS 1 THROUGH 10, OVER AND THROUGH AND UPON THE COMMON AREAS AND COMMUNITY FACILITIES DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR HUNTINGTON CLUB TOWNHOME ASSOCIATION RECORDED NOVEMBER 18, 1993 AS DOCUMENT NUMBER 93943917 FOR THE PURPOSES SET FORTH THEREIN.

Property I.D. 07-08-109-013-0000

- (i) The name of all plaintiffs, defendants and the case number are set forth above.
- (ii) The court in which the action was brought is set forth above.
- (iii) The name of the title holders of record are: Tanya Tumangelova
- (iv) The legal description is set forth above.
- (v) The common address or location of property is: 1702 Ardwick Drive, Hoffman Estates, IL 60195

Identification of the mortgage sought to be foreclosed:

- a) Mortgagors: Tanya Tumangelova
- b) Mortgagee: Mortgage Electronic Registration Systems, Inc. as nominee for United Wholesale Mortgage its successors and assigns
- c) Date of Mortgage: February 23, 2010
- d) Date and place of recording: June 3, 2011
- e) Document No. 1115455021

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: Bank United N.A.
- b. Said plaintiff claims a mortgage lien upon said real estate: 1702 Ardwick Drive, Hoffman Estates, IL 60195
- 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: Tanya Tumangelova; DMKA LLC, Huntington Club Townhome Association, Huntington Club Master Homeowners' Association, Remington Schaumburg LLC, Secretary of Housing and Urban Development; Unknown Owners and Non-Record Claimants.

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

Bank United N.A.

/s/ Michael R. Schumann

Michael R. Schumann (ARDC# 6306951)

One of Plaintiff's Attorneys

Drafted by and When Recorded Mail to:
Randall S. Miller & Associates, LLC
120 North LaSalle Street, Suite 1140
Chicago, IL 60602
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Cook County Attorney No. 46689
pleadings@rsmalaw.com
Our Case Number: 19IL00098-5

5/11/2023 9:57 AM
 IRIS Y. MARTINEZ
 CIRCUIT CLERK
 COOK COUNTY, IL
 2023CH04643
 Calendar, 63
 22673867

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

Bank United N.A.
 Plaintiff,

vs.

CASE: 2023CH04643

Tanya Tumangelova, DMKA LLC, Huntington
 Club Townhome Association, Huntington Club
 Master Homeowners' Association, Remington
 Schaumburg LLC, Secretary of Housing and
 Urban Development, Unknown Owners and Non-
 Record Claimants,
 Defendant(s).

Property Address:
 1702 Ardwick Drive
 Hoffman Estates, IL 60195

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

TO: Illinois Department of Financial and Professional Regulation
 122 S. Michigan Ave., 19th Floor
 Chicago, Illinois 60603

CERTIFICATION

I, Michael R. Schumann, attorney, certify that I prepared this notice on May 11, 2023, to be filed along with the Lis Pendens notice with the above entitled address.

(X) Under penalties as provided by law pursuant to 735 ILCS 5/1-109, I certify that the statements set forth herein are true and correct.

Bank United N.A.

/s/ Michael R. Schumann

Michael R. Schumann (ARDC# 6306951)
 One of Plaintiff's Attorneys

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 F: (312) 284-4820
 Attorney No. Cook County 46689
 pleadings@rsmalaw.com
 Our Case Number: 19IL00098-5