

# UNOFFICIAL COPY

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Karen A. Yarbrough  
Cook County Clerk  
Date: 05/31/2023 02:31 PM Pg: 1 of 4

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## Recorder's Stamp

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

ARVEST BANK,

PLAINTIFF

VS.

Case No.: 2023CH05198

ALISON WALSH AS INDEPENDENT  
ADMINISTRATOR OF THE ESTATE OF DANIEL  
PATRICK PACER, ALISON WALSH A/K/A ALISON  
T. PACER, THOMAS F. PACER, WOLCOTT WEST  
CONDOMINIUM ASSOCIATION; UNKNOWN  
OWNERS GENERALLY, AND NON-RECORD  
CLAIMANTS.

Cal No.: 60  
Property Address:  
924 N Wolcott Ave  
Apt 2  
Chicago, IL 60622

DEFENDANTS

### **NOTICE OF FORECLOSURE** **(LIS PENDENS)**

Pursuant to 735 ILCS 5/15-1503 and 5/2-1901, the undersigned certifies that the above-entitled cause was filed on May 26, 2023 and is now pending.

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- 1 Name of the Plaintiff and the case number are identified above.
- 2 The Court in which said action was brought is identified above.
- 3 The name of the title holders of record are: Estate of Daniel Pacer
- 4 The real estate to be foreclosed is legally described on Exhibit A;
- 5 The common address of the property is: 924 N Wolcott Ave  
Apt 2  
Chicago, IL 60622
- 6 The permanent real estate index number is: 17-06-422-057-1003
- 7 The mortgages sought to be foreclosed are further identified as follows:
  - a Name of Mortgagor Daniel Pacer
  - b Name of Mortgagee in the Mortgage: Mortgage Electronic Registration Systems, Inc.,  
as nominee for Guaranteed Rate, Inc.
  - c Date and Place of Recording: June 03, 2015, Cook County Recorder's Office
  - d Identification of Recording: Document No. 1515404002
  - e Interest encumbered by the Mortgage: Fee Simple;

*Pat Mangan*

Pat Mangan, Esq., ARDC # 6339332  
Attorney for Plaintiff

Prepared by and Return to:

Michelle Meder

Kluever Law Group, LLC  
200 N LaSalle St Suite 1880  
Chicago, IL 60601  
312-236-0077  
Attorney No. 38413  
[courtresults@klueverlawgroup.com](mailto:courtresults@klueverlawgroup.com)  
Our File #: ACM000114-23FC1

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## EXHIBIT A

### LEGAL DESCRIPTION:

#### PARCEL 1:

UNIT 2 IN THE WOLCOTT WEST CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 15 IN BUCKINGHAM'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 6 IN COCHRAN'S SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT (B) TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0409819099; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

EXCLUSIVE EASEMENT FOR PARKING PURPOSES FOR THE BENEFIT OF PARCEL 1 OVER LIMITED COMMON ELEMENT P2 AND STORAGE SPACE S3, AS DELINEATED ON THE SURVEY ATTACHED TO THE WOLCOTT WEST CONDOMINIUMS, AFORESAID.

P.I.N. 17-06-422-057-1003

COMMON ADDRESS: 924 N Wolcott Ave, Apt 2, Chicago, IL 60622

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## CERTIFICATE OF SERVICE

The undersigned, a non-attorney, states that a true copy of the above and foregoing Notice of Foreclosure (Lis Pendens Notice) was delivered to the Illinois Department of Financial and Professional Regulation by sending a copy via electronic mail to VeritecOps@ILAPLD.com, on or about May 31, 2023 in accordance with 765 ILCS 77/70(g).

By: 

A Non-Attorney

PRINTED NAME: Michelle L Meder

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