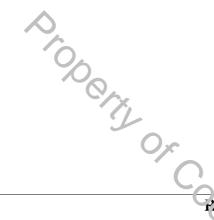
Doc#. 2315113423 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 05/31/2023 02:31 PM Pg: 1 of 4



Recorder's Stamp

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

ARVEST BANK,

PLAINTIFF

VS.

Casc 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 Wolcost 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.

- 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:

Name of Mortgagor Daniel Pacer a

Name of Mortgagee in the Mortgage: Mortgage Electronic Registration Systems, Inc., b

as nominee for Guaranteed Rate, Inc.

Date and Place of Recording: ¢ June 03, 2015, Cook County Recorder's Office

Document No. 1515404002 Identification of Recording: d

Interest encumbered by the Mortgage: Fee Simple; e

·00+

Fat Mangan, Esq., ARDC # 6339332 dorney College College

At orney 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

Our File #: ACM000114-23FC1

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 PACKING PURPOSES FOR THE BENEFIT OF PARCEL 1 OVER LIMITED COMMON ELEMENT PZ ALID STORAGE SPACE S3, AS DELINEATED ON THE SURVEY ATTACHED TO THE WOLCOT Γ WEST CONDOMINIUMS, AFORESAID.

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

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

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).

A Non-Attorney

DNAN

COOK COUNTY CLERK'S OFFICE PRINTED NAME: Michelle L Meder