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Doc#. 2315210068 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/01/2023 11:37 AM Pg: 1 of 2

For use by the County Recorder

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

405 South Maple Condo Assc Inc.,
Plaintiff,

v.

George A. Vergara; Unknown Owner, and
Non-Record Claimants
Defendants.

Case No. 23 CH 05231
Calendar No. 57
405 S. Maple Ave, Unit 3
Oak Park, IL 60302

LIS PENDENS AND NOTICE OF FORECLOSURE

I, the undersigned, do hereby certify that the above-entitled foreclosure action was filed in the above Court on 5/30/23, and is now pending and that the property affected by said foreclosure action is described as follows:

- (i) The names of all plaintiffs, defendants, and the case number are set forth above.
- (ii) The court in which said foreclosure action was brought is set forth above.
- (iii) The names of the title-holders of record are:

George A. Vergara

- (iv) The legal description of the real estate is:

UNIT NUMBER 3, IN THE 405 SOUTH MAPLE CONDOMINIUM ASSOCIATION AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 40 IN SCOVILLE AND NILES SUBDIVISION OF BLOCK 5 IN SCOVILLE AND NILES ADDITION TO OAK PARK IN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE

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DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 24782235 TOGETHER WITH ITS UNDIVIDED PERCENT INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

TAX PARCEL NUMBER: 16-07-321-021-1003

(v) The common address of the real estate is:

405 S. Maple Ave, Unit #3, Oak Park, IL 60302

(vi) The identification of the mortgage sought to be foreclosed is:

Name of responsible owner:	George A. Vergara
Name of lien claimant:	405 South Maple Condo Assc Inc.
Date of lien:	April 6, 2022
Date and place of recording:	April 27, 2022; Cook County, Illinois
Recording document number:	2211704156

405 South Maple Condo Assc Inc.,

By: 

Attorney at Law

THIS DOCUMENT WAS PREPARED BY/RETURN TO:

Egan & Alaily LLC
20 S. Clark Street, Suite 2120
Chicago, Illinois 60603
(312) 253-8640
clerk@EA-atty.com
Attorney Number: 59515
23-108141

Note: Pursuant to the Fair Debt Collection Practices Act you are advised that this law firm is deemed to be a debt collector attempting to collect a debt and any information obtained will be used for that purpose.