

# UNOFFICIAL COPY

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Karen A. Yarbrough  
Cook County Clerk  
Date: 08/18/2023 12:28 PM Pg: 1 of 2

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

LOANDEPOT.COM, LLC,  
Plaintiff(s).

vs.  
ZOLTAN BOKA, MODESTA DANOVA, THE ARBORS  
OF BUFFALO GROVE CONDOMINIUM  
ASSOCIATION, UNITED STATES OF AMERICA,  
UNKNOWN OWNERS AND NON-RECORD  
CLAIMANTS,

Defendant(s).

23 CH 7517

Case No.

7 OAK CREEK DRIVE, UNIT 3709  
BUFFALO GROVE, IL 60089

### LIS PENDENS NOTICE

I, the undersigned, do hereby certify that the above entitled cause for foreclosure was filed with the Clerk of the Court on 8-16-23, and is now pending in said Court and that the property affected by said cause is described as follows:

UNIT 3709 IN THE ARBORS CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOT "C" IN BUFFALO GROVE UNIT NO. 7, BEING A SUBDIVISION IN SECTIONS 4 AND 5, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE EAST 700 FEET OF THE WEST 3/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25401557 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Tax Number: 03-04-300-028-1179

Common Address: 7 OAK CREEK DRIVE, UNIT 3709, BUFFALO GROVE, IL 60089  
in Cook County, Illinois.

1. The names of all Plaintiffs, Defendants and the Case Number are set forth above.
2. The Court in which the action was brought is set forth above.

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3. The names of the title holders of record are:  
ZOLTAN BOKA AND MODESTA DANOVA
4. The legal description is set forth above.
5. The common address of the property is set forth above.
6. Identification of the Mortgage sought to be foreclosed:
  - a. Mortgagors:  
ZOLTAN BOKA AND GRAZYNA K. JAROSINSKA, DECEASED
  - b. Mortgagee:  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS  
NOMINEE FOR LOANDEPOT.COM, LLC
  - c. Date of Mortgage:  
August 3, 2017
  - d. Date and Place of Recording:  
August 16, 2017 AND UNDER LOAN MODIFICATION AGREEMENTS  
RECORDED ON FEBRUARY 14, 2020 AND JUNE 9, 2022  
Cook County Recorder's Office
  - e. Document Number:  
1722801024 AND UNDER LOAN MODIFICATION AGREEMENTS  
RECORDED AS DOCUMENT NUMBERS 2004546166 AND 2216004056
  - f. Other parties in Interest:  
MODESTA DANOVA, THE ARBORS OF BUFFALO GROVE  
CONDOMINIUM ASSOCIATION, UNITED STATES OF AMERICA  
NONRECORD CLAIMANTS and UNKNOWN OWNERS.

Witness my hand and seal of said Court.

BY: /s/ Andrew C. Chu  
LAW OFFICES OF IRA T. NEVEL, LLC.,  
BY ONE OF ITS ATTORNEYS

**RETURN/PREPARED BY:**

Attorney No. 18837

**LAW OFFICES OF IRA T. NEVEL, LLC**

Attorney for Plaintiff

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# 23-02133