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Doc#. 2335333280 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/19/2023 01:36 PM Pg: 1 of 5

Above space for Recorder's User Only

Cook County #21762

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

Federal Home Loan Mortgage Corporation
PLAINTIFF

No. 2023CH10088

Vs.

2269 Royal Ridge Dr
Northbrook, IL 60062

Mary A. Testa; PNC Bank, National Association; Royal
Ridge Homeowners Association; United States of
America; Unknown Owners and Nonrecord Claimants
DEFENDANTS

LIS PENDENS AND NOTICE OF FORECLOSURE

I, the undersigned, do hereby certify that the above-entitled cause was filed in the above Court for Foreclosure and is now pending in said Court and that the property affected by said cause is described as follows:

- (i) The names of all Plaintiffs, Defendants and case number are set forth above.
- (ii) The court in which the action was brought is set forth above.
- (iii) The name of the lessor of record are as follows:

Mary A. Testa

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(iv) The legal description is:

BUILDING SITE 136:

BEING THAT PART OF LOT 1 IN THE PLANNED UNIT DEVELOPMENT OF ROYAL RIDGE, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 3, 1997 AS DOCUMENT NUMBER 97818381, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT; THENCE SOUTH 81 DEGREES 06 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 236.08 FEET; THENCE NORTH 08 DEGREES 54 MINUTES 00 SECONDS WEST 53.47 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A RESIDENCE (KNOWN AS 2269 AND 2273 ROYAL RIDGE DRIVE) FOR A PLACE OF BEGINNING; THENCE SOUTH 81 DEGREES 06 MINUTES 03 SECONDS WEST, 4.00 FEET TO THE CENTERLINE OF A PARTY WALL; THENCE NORTH 08 DEGREES 53 MINUTES 57 SECONDS WEST ALONG THE CENTERLINE OF THE PARTY WALL FOR 66.00 FEET; THENCE ALONG A LINE FOLLOWING THE NEXT SEVEN (7) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE; 1) NORTH 81 DEGREES 06 MINUTES 03 SECONDS EAST, 25.34 FEET; 2) SOUTH 08 DEGREES 53 MINUTES 57 SECONDS EAST, 21.33 FEET; 3) NORTH 81 DEGREES 06 MINUTES 03 SECONDS EAST, 8.17 FEET; 4) SOUTH 08 DEGREES 53 MINUTES 57 SECONDS EAST, 36.92 FEET; 5) SOUTH 81 DEGREES 06 MINUTES 03 SECONDS WEST, 12.21 FEET; 6) SOUTH 08 DEGREES 53 MINUTES 57 SECONDS EAST, 5.75 FEET; 7) SOUTH 81 DEGREES 06 MINUTES 03 SECONDS WEST, 15.29 FEET; THENCE SOUTH 08 DEGREES 53 MINUTES 57 SECONDS EAST, 2.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 1779 SQUARE FEET, IN COOK COUNTY, ILLINOIS.

PARCEL I:

AN UNDIVIDED 1/151 INTEREST IN (I) THAT CERTAIN GROUND LEASE DATED AS OF NOVEMBER 22, 1996, BY AND BETWEEN COLE TAYLOR BANK AS SUCCESSOR-TRUSTEE TO HARRIS TRUST AND SAVINGS BANK UNDER TRUST AGREEMENT DATED APRIL 29, 1992 AND KNOWN AS TRUST NO. 94707 AS LESSOR ("LESSOR"), AND ASSIGNOR/GRANTOR, AS LESSEE, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON DECEMBER 9, 1996 AS DOCUMENT NO. 96927871, AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO GROUND LEASE DATED AS OF JANUARY 6, 1997 BY AND BETWEEN LESSOR AND ASSIGNOR/GRANTOR, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON FEBRUARY 28, 1997 AS DOCUMENT NO. 97141059, AS AMENDED BY THAT CERTAIN JOINDER TO GROUND LEASE DATED AS OF NOVEMBER 7, 1997 BY THE ROYAL RIDGE HOMEOWNERS ASSOCIATION, AN ILLINOIS NOT FOR PROFIT CORPORATION, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON NOVEMBER 12 1997 AS DOCUMENT NO. 97846934, AND AS FURTHER AMENDED FROM TIME TO TIME (COLLECTIVELY, THE "GROUND LEASE"); AND (II) THE LEASEHOLD ESTATE IN THE PREMISES (THE "PREMISES") LEGALLY DESCRIBED AS: LOT 1 IN ROYAL RIDGE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 14,

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TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS, PURSUANT TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON NOVEMBER 3, 1997 AS DOCUMENT NO. 97818381.

PARCEL II:

FEE SIMPLE TITLE IN AND TO THE BUILDING AND ALL IMPROVEMENTS (BUT EXCLUDING THE LAND) LOCATED ON THE BUILDING SITE LEGALLY DESCRIBED HEREIN (INCLUDING ANY PORTION OF SUCH BUILDING AND IMPROVEMENTS WHICH IS LOCATED ON PORTIONS OF THE COMMON AREA (AS DEFINED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS FOR THE ROYAL RIDGE SUBDIVISION DATED AS OF NOVEMBER 3, 1997, AND RECORDED WITH THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON NOVEMBER 3, 1997 AS DOCUMENT NO. 97820006 (THE "DECLARATION"), WHICH IMPROVEMENTS CONSIST OF A DWELLING UNIT (AS DEFINED IN THE DECLARATION); SUBJECT TO THE TERMS AND PROVISIONS OF THE GROUND LEASE.

PARCEL III:

EASEMENTS APPURTENANT TO PARCELS 1 AND 2 FOR THE BENEFIT OF SUCH PARCELS AS SET FORTH IN THE AFORESAID DECLARATION. SITUATED IN COOK COUNTY, ILLINOIS.

TAX PARCEL NUMBER: 04-14-301-143-0000

(v) The common address or location of the property is:

2269 Royal Ridge Dr
Northbrook, IL 60062

(vi) Identification of the mortgage sought to be foreclosed:

a) Mortgagors:

Mary A. Testa

b) Mortgagee:

PNC Mortgage, a division of PNC Bank, National Association

c) Date of mortgage: 6/7/2010

d) Date and place of recording:

9/2/2010

Office of the Recorder of Deeds of Cook County Illinois

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e) Document Number: 1024526167

THIS DOCUMENT WAS PREPARED BY/ RETURN TO:

SIGNATURE: /s/ Ryan Grotz
ARDC No. 6309144
December 19, 2023
Attorney of Record

Codilis & Associates, P.C.
15W030 North Frontage Road, Suite 100
Burr Ridge, IL 60527
(630) 794-5300
pleadings@il.cslegal.com
Cook #21762
14-23-07477

NOTE: This law firm is a debt collector.

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DEFENDANTS

No. 2023CH10088

2269 Royal Ridge Dr
Northbrook, IL 60062

NOTICE OF FILING PURSUANT TO PREDATORY LENDING
DATABASE ACT

TO: Illinois Department of Financial and Professional Regulation
Division of Banking
100 W. Randolph, 9th Floor, Chicago, IL 60603
Attn: **Anti Predatory Lending Database (APLD)**

PLEASE TAKE NOTICE that a copy of the attached Lis Pendens was filed with the Illinois Department of Financial and Professional Regulation Division of Banking.

Codilis & Associates, P.C.

By: /s/ Ryan Grotz
6309144

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PROOF OF SERVICE

I, the undersigned, a non-attorney, certify that a copy of this notice was served by electronic transmission on December 19, 2023.

By: Sandra Roldan