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**LIS PENDENS /
NOTICE OF FORECLOSURE**

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CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 5/1/2024 11:58 AM Pg: 1 of 3

Prepared by and Return to:
Quintairos, Prieto, Wood & Boyer, P.A.
111 W. Monroe, Suite 700
Chicago, IL 60603

IN THE CIRCUIT COURT FOR THE COOK COUNTY CIRCUIT
COOK COUNTY, ILLINOIS

BMO BANK, N.A.

Plaintiff,

vs.

DEBRA KEMSLEY; MARK KEMSLEY; THE GROVES
OF HIDDEN CREEK CONDOMINIUM I
ASSOCIATION; UNKNOWN OWNERS AND
NONRECORD CLAIMANTS

Defendant(s).

Case No:
2024CH03968 _____

Cal: 63

Property Address:
1372 North Whispering Springs
Circle, Palatine, IL 60074

NOTICE OF FORECLOSURE

I, the undersigned, do hereby certify that the above-entitled cause was filed in the above Court on April 30, 2024 for Foreclosure of a Mortgage and that the property affected by said cause is described as follows:

PARCEL I:

UNIT NO. 2-24 IN THE GROVES OF HIDDEN CREEK CONDOMINIUM I, AS DELINEATED ON THE SURVEY OP PART OF PARTS OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN (HEREINAFTER REFERRED TO AS "PARCEL"), WHICH SURVEY IS

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ATTACHED AS EXHIBIT "E" TO DECLARATION OF CONDOMINIUM MADE BY LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 11, 1972 AND KNOWN AS TRUST NUMBER 44398 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 22827823 AND AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPT FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF, AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS

PARCEL II:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL I AS SET FORTH IN THE DECLARATION OF EASEMENT RECORDED AUGUST 26, 1974 AS DOCUMENT 22827822 AND AS AMENDED FROM TIME TO TIME AND CREATED BY DEED FROM LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 11, 1972 AND KNOWN AS TRUST NO. 44398, TO KENNETH J. WINFIELD AND NANCY E. WINFIELD, HIS WIFE, RECORDED MAY 27, 1975 AS DOCUMENT 23093193 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

Commonly known as: 1372 North Whispering Springs Circle, Palatine, IL 60074

PIN No: 02-01-400-017-1068

1. The names of the Plaintiff and the parties is set forth in the caption above.
2. The court in which this action is brought is set forth above.
3. The name(s) of the title holders of record are: DEBRA KEMSLEY; MARK KEMSLEY
4. The subject mortgage has been recorded/registered as document number: No: 1204655091.

By: /s/ Chris Iaria
Chris Iaria, Attorney

Prepared By:

Chris Iaria | Firm No: 48947
Quintairos, Prieto, Wood & Boyer, P.A.
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IL.Foreclosure@qpwbllaw.com
IL-005349-24-1

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BMO BANK, N.A.

Plaintiff,

vs.

DEBRA KEMSLEY; MARK KEMSLEY; THE GROVES
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Defendant(s).

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Circle, Palatine, IL 60074

CERTIFICATE OF SERVICE

I certify that on May 1, 2024, before the hour of 05:00PM, I deposited a copy of the Lis Pendens regarding the above-captioned matter, in a U.S. Post Office Box in Chicago, Illinois, enclosed in an envelope, with proper postage prepaid, addressed to the following in the manner set forth:

Illinois Department of Financial
and Professional Regulation
Division of Banking
ATTN: Anti Predatory Lending Database
122 South Michigan Avenue – 19th Floor
Chicago, IL 60603
Veritecops@ilapld.com

By: /s/ Chris Iaria
Chris Iaria, Attorney

Prepared By:

Chris Iaria | Firm No: 48947
Quintairos, Prieto, Wood & Boyer, P.A.
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