

UNOFFICIAL COPY

Doc#: 2414124387 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/20/2024 11:25 AM Pg: 1 of 6

Above space for Recorder's User Only

Cook County #21762

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

Citizens Bank NA f/k/a RBS Citizens NA
PLAINTIFF

No. 2024CH04609

Vs.

1126 S New Wilke #206, Arlington Heights,
IL 60005

Angela M. Bertone; United States of America; Mallard
Cove Condominium Association; 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 names of the title holders of record are as follows:
Angela M. Bertone
- (iv) The legal description is:

UNOFFICIAL COPY

PARCEL 1: UNIT NO. 3-206 IN MALLARD COVE CONDOMINIUM, AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF WEBER DRIVE (FORMERLY OLD WILKE ROAD) (SAID CENTER LINE ALSO BEING THE WEST LINE OF THE EAST 3/4 OF THE EAST 1/2 OF SECTION 5 AND SECTION 8, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN) AND THE NORTH LINE OF FRACTIONAL SECTION 5, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH 00 DEGREES 18 MINUTES 21 SECONDS EAST ALONG THE CENTER LINE OF SAID WEBER DRIVE, 1369.27 FEET TO A POINT; THENCE NORTH 89 DEGREES 41 MINUTES 39 SECONDS EAST, 33.0 FEET TO A POINT ON THE EAST LINE OF WEBER DRIVE, AS DEDICATED BY DOCUMENT NO. 88155952, SAID POINT BEING THE PLACE OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 41 MINUTES 39 SECONDS EAST, 59.50 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 21 SECONDS WEST, 65.00 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 39 SECONDS EAST, 82.50 FEET, THENCE NORTH 00 DEGREES 18 MINUTES 21 SECONDS WEST, 70.00 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 39 SECONDS EAST, 426.0 FEET; THENCE SOUTH 00 DEGREES 18 MINUTES 21 SECONDS EAST, 70.0 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 39 SECONDS EAST, 82.50 FEET; THENCE SOUTH 00 DEGREES 18 MINUTES 21 SECONDS EAST, 65.00 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 39 SECONDS EAST, 79.09 FEET TO THE WEST LINE OF NEW WILKE ROAD, AS DEDICATED BY DOCUMENT NO. 88155952; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF SAID NEW WILKE ROAD, 590.24 FEET TO A POINT OF CURVE IN THE WEST LINE OF SAID NEW WILKE ROAD; THENCE SOUTHERLY ALONG A CURVED LINE CONVEX WESTERLY, HAVING A RADIUS OF 950.0 FEET, AN ARC DISTANCE OF 221.63 FEET (THE CHORD OF SAID ARC BEARS SOUTH 06 DEGREES 41 MINUTES 00 SECONDS EAST, 221.12 FEET); THENCE NORTH 89 DEGREES 55 MINUTES 17 SECONDS WEST, 102.20 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 21 SECONDS WEST, 115.0 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 17 SECONDS WEST, 45.0 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 21 SECONDS WEST, 125.0 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 17 SECONDS WEST, 250.0 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 21 SECONDS WEST, 199.0 FEET, THENCE NORTH 89 DEGREES 55 MINUTES 17 SECONDS WEST, 353.81 FEET TO THE EAST LINE OF SAID WEBER DRIVE; THENCE NORTH 00 DEGREES 18 MINUTES 21 SECONDS WEST ALONG THE EAST LINE OF SAID WEBER DRIVE, 445.95 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF WEBER DRIVE (FORMERLY OLD WILKE ROAD) (SAID CENTER LINE ALSO BEING THE WEST

UNOFFICIAL COPY

LINE OF THE EAST 3/4 OF THE EAST 1/2 OF SECTIONS 5 AND 8, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN) AND THE NORTH LINE OF FRACTIONAL SECTION 5, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE SOUTH 00 DEGREES 18 MINUTES 21 SECONDS EAST ALONG THE CENTER LINE OF SAID WEBER DRIVE, 552.0 FEET TO A POINT; THENCE SOUTH 89 DEGREES 55 MINUTES 17 SECONDS EAST, 33.0 FEET TO A POINT ON THE EAST LINE OF WEBER DRIVE, AS DEDICATED BY DOCUMENT NO. 88155952, SAID POINT BEING THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 59 MINUTES 17 SECONDS EAST, 355.00 FEET; THENCE SOUTH 00 DEGREES 18 MINUTES 21 SECONDS EAST, 679.67 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 39 SECONDS WEST, 212.99 FEET; THENCE SOUTH 00 DEGREES 18 MINUTES 21 SECONDS EAST, 70.0 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 39 SECONDS WEST, 82.50 FEET; THENCE SOUTH 00 DEGREES 18 MINUTES 21 SECONDS EAST, 65.0 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 39 SECONDS WEST, 59.90 FEET TO THE EAST LINE OF SAID WEBER DRIVE; THENCE NORTH 00 DEGREES 18 MINUTES 21 SECONDS WEST, ALONG THE EAST LINE OF SAID WEBER DRIVE, 817.05 FEET, TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF WEBER DRIVE (FORMERLY OLD WILKE ROAD) (SAID CENTER LINE ALSO BEING THE WEST LINE OF THE EAST 3/4 OF THE EAST 1/2 OF SECTIONS 5 AND 8, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN), AND THE NORTH LINE OF FRACTIONAL SECTION 5, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH 00 DEGREES 18 MINUTES 21 SECONDS EAST ALONG THE CENTER LINE OF SAID WEBER DRIVE, 552.0 FEET TO A POINT; THENCE SOUTH 89 DEGREES 55 MINUTES 17 SECONDS EAST, 388.0 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 55 MINUTES 17 SECONDS EAST, 378.94 FEET TO A POINT ON THE WEST LINE OF NEW WILKE ROAD, AS DEDICATED BY DOCUMENT NO. 88155952; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID NEW WILKE ROAD, 812.14 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 39 SECONDS WEST, 79.09 FEET, THENCE NORTH 00 DEGREES 18 MINUTES 21 SECONDS WEST, 65.0 FEET; THENCE SOUTH 89 DEGREES 41 SECONDS 39 MINUTES WEST, 82.50 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 21 SECONDS WEST, 70.00 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 39 SECONDS WEST, 213.01 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 21 SECONDS WEST, 679.67 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 21, 1996 AS DOCUMENT NO. 96889987, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

UNOFFICIAL COPY

PARCEL 2: NON-EXCLUSIVE PERPETUAL EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, CREATED BY THAT CROSS-EASEMENT AGREEMENT DATED SEPTEMBER 10, 1969 AND RECORDED NOVEMBER 26, 1969 AS DOCUMENT NO. 21023805, FOR INGRESS, EGRESS, PUBLIC UTILITIES, SANITARY SEWER AND WATER, OVER THE PROPERTY SHADED ON EXHIBIT "B" ATTACHED TO SAID CROSS-EASEMENT AGREEMENT, IN COOK COUNTY, ILLINOIS.

TAX PARCEL NUMBER: 08-08-201-012-1300

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

1126 S New Wilke #206
Arlington Heights, IL 60005

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

- a) Mortgagors:
Angela M. Bertone
- b) Mortgagee:
CCO Mortgage Corp
- c) Date of mortgage: 9/8/2006

Property of Cook County Clerk's Office

UNOFFICIAL COPY

d) Date and place of recording:

9/22/2006

Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 0626520042

THIS DOCUMENT WAS PREPARED BY/ RETURN TO:

SIGNATURE: /s/ Matthew Naglewski

ARDC No. 6322722

May 17, 2024

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

14-24-02949

NOTE: This law firm is a debt collector.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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

Citizens Bank NA f/k/a RBS Citizens NA
PLAINTIFF

Vs.

Angela M. Bertone; United States of America; Mallard
Cove Condominium Association; Unknown Owners and
Nonrecord Claimants

DEFENDANTS

No. 2024CH04609

1126 S New Wilke #206, Arlington Heights,
IL 60005

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/ Matthew Naglewski
6322722

Codilis & Associates, P.C.
15W030 North Frontage Road, Suite 100
Burr Ridge, IL 60527
(630) 794-5300
pleadings@il.cslegal.com
Cook #21762
14-24-02949

NOTE: This law firm is a debt collector.

PROOF OF SERVICE

I, the undersigned, a non-attorney, certify that a copy of this notice was served by electronic
transmission on May 17, 2024.

By: Sandra Roldan