

# UNOFFICIAL COPY



Doc#: 1304433001 Fee: \$42.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/13/2013 08:13 AM Pg: 1 of 3

Property of Cook County Clerk's Office

13-065109

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

PHH MORTGAGE CORPORATION  
PLAINTIFF,

-vs-

JOEL PENA, JR. A/K/A JOEL PENA, II  
A/K/A JOEL PENA; BENEFICIAL  
FINANCIAL I, INC., SUCCESSOR IN  
INTEREST TO BENEFICIAL ILLINOIS, INC.  
D/B/A BENEFICIAL MORTGAGE CO. OF  
ILLINOIS; UNKNOWN OWNERS AND NON-  
RECORD CLAIMANTS; UNKNOWN  
OCCUPANTS

DEFENDANTS

NO. *13CH 02606*

PROPERTY ADDRESS:  
2233 NORTH LOWELL AVENUE  
CHICAGO, IL 60639

**NOTICE OF FORECLOSURE**  
**LIS PENDENS**

I, the undersigned, do hereby certify that the above entitled cause was filed in the above Court on *Jan 28*, 2013, for Foreclosure and is now pending in said Court.

**AND FURTHER SAYETH:**

1. Names of Title Holders of Record:

Joel Pena, Jr.

2. The following Mortgage is sought to be foreclosed:

*3537349*

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Mortgage made by Joel Pena, Jr. to Coldwell Banker Mortgage and recorded December 23, 2003 as Document No. 0335718015, Loan Modification Agreement recorded September 20, 2010 as Document No. 1026303104, in the Cook County Recorder's Office, having a legal description and common address as follows:


LOT8 IN SIDNEY MANDL'S RESUBDIVISION OF LOTS 50 TO 60 BOTH INCLUSIVE IN SAM BROWN JR'S PENNOCK SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 2233 North Lowell Avenue, Chicago, IL 60639  
Permanent Index No.: 13-34-210-009-0000

3. Parties against whom foreclosure is sought:

Joel Pena, Jr. a/k/a Joel Pena, II a/k/a Joel Pena; Beneficial Financial I, Inc., Successor in Interest to Beneficial Illinois, Inc. d/b/a Beneficial Mortgage Co. of Illinois; Unknown Owners and Non-Record Claimants; Unknown Occupants

SIGNATURE:

  
Attorney of Record  
**Mallory Goldwasser**

PREPARED BY AND MAIL TO:

Randal S. Berg (6277119)  
Michael N. Burke (6291435)  
Christopher A. Cieniawa (6187452)  
Jim DeMars (6292689)  
Michael Fisher (6216064)  
Joseph M. Herbas (6277645)  
Joel A. Knosher (6298481)  
Chad D. Lewis (6306439)  
Paul T. Massey (6293311)  
Ahmed Motiwala (6305840)  
Lee Scott Perres (6181244)  
Marcos J. Posada (6295359)  
Stephanie Tait (6288653)

Mallory Goldwasser (6306039)  
Michael Kalkowski (6185654)  
Jonathan B. Kaman (6307894)  
Joanna M. Hughes (6276557)  
Nickolas A. Schad (6293699)  
Laura J. Anderson (6224365)

Fisher and Shapiro, LLC  
Attorneys for Plaintiff  
2121 Waukegan Road, Suite 301  
Bannockburn, IL 60015  
(847)291-1717  
Attorney No: 42168  
(IN COOK COUNTY: MAIL TO BOX 254)

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. PLEASE BE ADVISED THAT IF YOUR PERSONAL LIABILITY FOR THIS DEBT HAS BEEN EXTINGUISHED BY A DISCHARGE IN BANKRUPTCY OR BY AN ORDER GRANTING IN REM RELIEF FROM STAY, THIS NOTICE IS PROVIDED SOLELY TO FORECLOSE THE MORTGAGE REMAINING ON YOUR PROPERTY AND IS NOT AN ATTEMPT TO COLLECT THE DISCHARGED PERSONAL OBLIGATION.

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## CERTIFICATE OF SERVICE

I served this notice by mailing a copy thereof to the persons at the above-listed addresses by depositing the same in a U.S. Post Office Box located at Deerfield, Illinois, proper postage prepaid, on 1-24, 2013.

[Handwritten Signature]

State of Illinois}  
County of Lake}

This instrument was signed before me on 1/24/13 (date)

by Tricia Neltze (name/s) of person/s).

[Handwritten Signature]  
(Signature of Notary Public)



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