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Doc#: 1311904125 Fee: \$42.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/29/2013 01:54 PM Pg: 1 of 3

Property of Cook County Clerk's Office

13-065287

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

PHH MORTGAGE CORPORATION
PLAINTIFF,

-vs-

DAVID GUZMAN, SR. A/K/A DAVID GUZMAN; ELDA
E. GUZMAN A/K/A ELDA GUZMAN; UNKNOWN
OWNERS AND NON-RECORD CLAIMANTS;
UNKNOWN OCCUPANTS
DEFENDANTS

NO.

2013CH10774

PROPERTY ADDRESS:
5112 WEST OAKDALE AVENUE
CHICAGO, IL 60641

**NOTICE OF FORECLOSURE
LIS PENDENS**

April 23 I, the undersigned, do hereby certify that the above entitled cause was filed in the above Court on April 23, 2013, for Foreclosure and is now pending in said Court.

AND FURTHER SAYETH:

1. Names of Title Holders of Record:

David Guzman, Sr. a/k/a David Guzman and Elda E. Guzman a/k/a Elda Guzman, as Tenants by the Entirety

2. The following Mortgage is sought to be foreclosed:

Mortgage made by David Guzman Sr. and Elda E. Guzman to Mortgage Electronic Registration Systems, Inc., as Nominee for Banco Poplar, N.A. and recorded July 3, 2007 as Document No. 0718405266, Loan Modification Agreement recorded October 25, 2010 as Document No. 1029817040, Loan Modification Agreement recorded November 23, 2010 as Document No. 1032717025, in the Cook County Recorder's Office, having a legal description and common address as follows:

LOT 36 IN BLOCK 16 IN FALCONER'S SECOND ADDITION TO CHICAGO A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Commonly known as 5112 West Oakdale Avenue, Chicago, IL 60641
Permanent Index No.: 13-28-216-036-0000

3. Parties against whom foreclosure is sought:

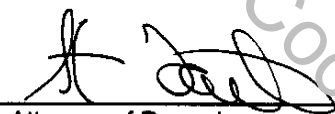
David Guzman, Sr. a/k/a David Guzman; Elda E. Guzman a/k/a Elda Guzman; Unknown Owners and Non-Record Claimants; Unknown Occupants

4. The following reformation is sought:

- a) 12. The Mortgage dated June 12, 2007 and recorded on July 3, 2007 as Document No. 0718405266, Loan Modification recorded October 25, 2010 as Document No. 1029817040 and Loan Modification recorded November 23, 2010 as Document No. 103271025 contain an inadvertent error in the legal description. The legal description on the Mortgage and Loan Modifications inadvertently contains an error or omits a phrase from the actual legal description (identified in **bold**). The accurate legal description that should be on the Mortgage and Loan Modifications is:

LOT 36 IN BLOCK 15 IN **FALCONER'S SECOND ADDITION** TO CHICAGO A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SIGNATURE: _____



Attorney of Record

Stephanie Tait

PREPARED BY:

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MAIL TO:

Provest
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Lombard, IL 60148

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 4-22, 2013.



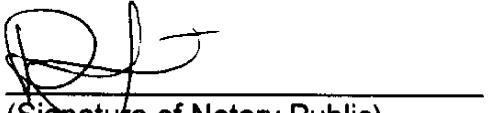
Tricia Neltzke

State of Illinois}
County of Lake}

This instrument was signed before me on 4-22-13 (date)

Tricia Neltzke

by _____ (name/s) of person/s).



(Signature of Notary Public)

