

# UNOFFICIAL COPY

## LIS PENDENS NOTICE

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

Reverse Mortgage Solutions, Inc.

Plaintiff

vs.

Sharon A. Duer (Deceased); Unknown Heirs and  
Legatees of Sharon A. Duer (Deceased); Charles  
Duer, Jr.; Founders Bank, as Trustee under the  
provisions of a trust agreement dated the 10th day of  
August, 2004, and known as trust number 6524;  
Unknown Owners and Non-Record Claimants.

Defendants



Doc#: 1504239072 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/11/2015 02:32 PM Pg: 1 of 3

CASE NO. 15 CH 1760

### LIS PENDENS

I, the undersigned, do hereby certify that the above entitled cause was filed in the Circuit Court of Cook County on the 2 day of FEB, 2015 and is now pending in said Court and that the property affected by the cause is described as follows:

Lot 34 in Subdivision of Block 14 and Lot 7 of Block 15 in O. Reuter and Company's Morgan Park Manor, a subdivision of part of the Northeast 1/4 of Section 13, Township 31 North, Range 13, East of the Third Principal Meridian, according to the plat thereof recorded December 17, 1926 as Document 9499556, in Cook County, Illinois.

Property I.D. 24-13-228-026-0000

- (i) The name of all plaintiffs, defendants and the case number are set forth above.
- (ii) The court in which the action was brought is set forth above.
- (iii) The name of the title holders of record are: Founders Bank, as Trustee under the Provisions of a Trust Agreement dated the 10th day of August, 2004, and known as Trust Number 6524.
- (iv) The legal description is set forth above.

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- (v) The common address or location of property is: 2600 West 107th Street, Chicago, IL 60655.

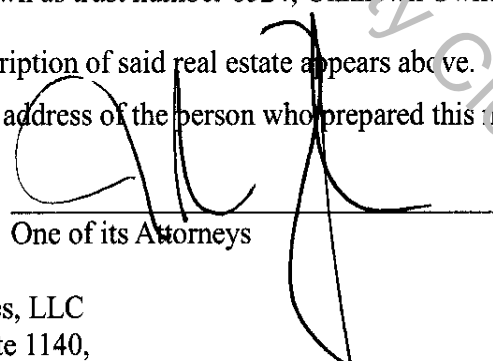
## Identification of the mortgage sought to be foreclosed

- a) Mortgagors: Sharon A. Duer (Deceased)
- b) Mortgagee: World Alliance Financial Corp.
- c) Date of Mortgage: August 18, 2008
- d) Date and place of recording: September 5, 2008
- e) Document No. 0824941024

## Recording document identification:

The undersigned further certifies pursuant to 735 ILCS 5/15-1218:

- a. The name and address of the party plaintiff making said claim and asserting said mortgage is: Reverse Mortgage Solutions, Inc.
- b. Said plaintiff claims a mortgage lien upon said real estate: 2600 West 107th Street, Chicago, IL 60655.
- c. The nature of said claim is the mortgage and foreclosure action described above
- d. The names of the persons against whom said claim is made are: Sharon A. Duer (Deceased); Unknown Heirs and Legatees of Sharon A. Duer (Deceased); Charles Duer, Jr.; Founders Bank, as Trustee under the provisions of a trust agreement dated the 10th day of August, 2004, and known as trust number 6524; Unknown Owners and Non-Record Claimants.
- e. The legal description of said real estate appears above.
- f. The name and address of the person who prepared this notice appears below.

  
\_\_\_\_\_  
One of its Attorneys

Drafted by:  
Randall S. Miller & Associates, LLC  
120 North LaSalle Street, Suite 1140,  
Chicago, IL 60602  
P: (312) 239-3432  
F: (312) 284-4820  
Attorney No. 6314883  
Our Case Number: 14IL00708-1

Mail to:  
E.L. Johnson Investigations, Inc.  
53 West Jackson Blvd., Suite 915  
Chicago, IL 60604

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

Reverse Mortgage Solutions, Inc.

Case: 15 CH 1760

Plaintiff,

vs.

Sharon A. Duer (Deceased); Unknown Heirs and Legatees of Sharon A. Duer (Deceased); Charles Duer, Jr.; Founders Bank, as Trustee under the provisions of a trust agreement dated the 10th day of August, 2004, and known as trust number 6524; Unknown Owners and Non-Record Claimants

Defendants.

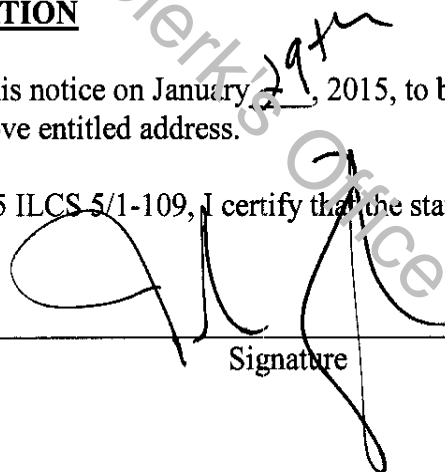
**COMPLIANCE WITH PREDATORY LENDING DATABASE SECTION OF RESIDENTIAL REAL PROPERTY DISCLOSURE ACT**

To: Illinois Department of Financial and Professional Regulation  
Division of Banking  
100 W. Randolph Street, 9<sup>th</sup> Floor  
Chicago, Illinois 60601

**CERTIFICATION**

I, Jack Zaharopoulos, attorney, certify that I prepared this notice on January 29<sup>th</sup>, 2015, to be filed along with a copy of the lis pendens notice with the above entitled address.

(X) Under penalties as provided by law pursuant to 735 ILCS 5/1-109, I certify that the statements set forth herein are true and correct.

  
\_\_\_\_\_  
Signature

Randall S. Miller & Associates, LLC  
120 N. LaSalle Street, Suite 1140  
Chicago, IL 60602  
(P) 312.239.3432  
(F) 312.284.4820  
Attorney #6314883