

# UNOFFICIAL COPY

KMI No. 12-0529



Doc#: 1505045080 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/19/2015 03:04 PM Pg: 1 of 2

Property of Cook County Clerk's Office

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

THE BANK OF NEW YORK MELLON FKA THE BANK OF  
NEW YORK, AS TRUSTEE (CWALT 2005-AR1),  
Plaintiff,

-vs-

RAY GARCIA AKA RAY V. GARCIA AKA RAYMOND  
GARCIA, VICTORIA GARCIA AKA VICKI GARCIA AKA  
VICTORIA VALENTINE AKA VICTORIA N. GARCIA AKA  
VICTORIA GUZMAN, MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC., AS NOMINEE FOR  
MILA, INC., DBA MORTGAGE INVESTMENT LENDING  
ASSOCIATES, INC., TCF NATIONAL BANK, CAPITAL  
ONE BANK (USA), NATIONAL ASSOCIATION FKA  
CAPITAL ONE BANK (USA), N.A. FKA CAPITAL ONE  
BANK, STATE OF ILLINOIS, VILLAGE OF EVERGREEN  
PARK, UNITED STATES OF AMERICA, UNKNOWN  
OWNERS-TENANTS AND NON-RECORD CLAIMANTS,  
Defendant(s).

RESIDENTIAL  
MORTGAGE FORECLOSURE

Case No. 2015 CH 2906

Property Address:  
419 Beaver Drive,  
Streamwood, IL 60107

LIS PENDENS AND NOTICE OF FORECLOSURE

KOZENY & MCCUBBIN ILLINOIS, LLC, attorneys for the Plaintiff, do hereby state that the  
above-referenced foreclosure action was filed in the above referenced court on the 19 day of  
February, 2015 and, pursuant to Section 15-1503 of the Illinois Mortgage Foreclosure  
Law, further state:

1. The name(s) of the title holder(s) of record: RAY GARCIA AKA RAY V. GARCIA AKA  
RAYMOND GARCIA.

2. Property that is subject to the foreclosure proceeding:

**LEGAL DESCRIPTION:**

LOT 778 IN WOODLAND HEIGHTS UNIT TWO, BEING A SUBDIVISION IN

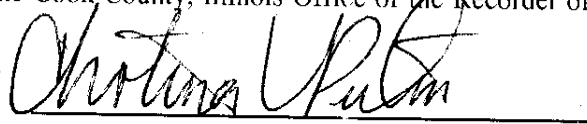
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SECTIONS 23 AND 26, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON NOVEMBER 28, 1958 AS DOCUMENT NUMBER 1831943. SITUATED IN THE COUNTY OF COOK AND STATE OF ILLINOIS.

**COMMONLY KNOWN AS:** 419 Beaver Drive, Streamwood, IL 60107.  
**PROPERTY IDENTIFICATION NO:** 06-23-205-008-0000.

3. Information concerning mortgage being foreclosed: Mortgage in the amount of \$204,000.00, including subsequent advances made under the mortgage, given by EAY GARCIA AKA RAY V. GARCIA AKA RAYMOND GARCIA and VICTORIA GARCIA AKA VICKI GARCIA AKA VICTORIA VALENTINE AKA VICTORIA N. GARCIA AKA VICTORIA GUZMAN to Mortgage Electronic Registration Systems, Inc., as nominee for MILA, Inc., DBA Mortgage Investment Lending Associates, Inc., dated September 6, 2005, and recorded September 26, 2005, as 0526949001 in the Cook County, Illinois Office of the Recorder of Deeds.

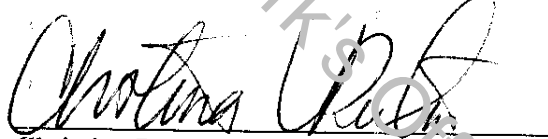


**CERTIFICATE OF MAILING AND COMPLIANCE WITH  
 PREDATORY LENDING DATABASE SECTION OF  
RESIDENTIAL REAL PROPERTY DISCLOSURE ACT 77 ILCS 77/70(g)**

The undersigned attorney, under penalties as provided by law pursuant to Section 1-109 of the Illinois Code of Civil Procedure, certifies that he/she caused a copy of the attached Lis Pendens and Notice of Foreclosure to be mailed to the following addresses with proper postage prepaid:

- Illinois Department of Financial and Professional Regulation, Division of Banking, 100 W. Randolph Street, 9th Floor, Chicago, Illinois 60601
- Municipality of Streamwood, 301 E. Irving Park Road, Streamwood, IL 60170

Certified on this 16<sup>th</sup> day of February,  
 2015 by:



Christina Putman

Prepared by and return to:

**CHRISTINA PUTMAN (6307468)**

Attorneys for the Plaintiff  
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