

# UNOFFICIAL COPY



Doc#: 1507926203 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/20/2015 03:24 PM Pg: 1 of 3

14-074426

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

U.S. BANK, N.A.

PLAINTIFF,

-vs-

IVAN R. SERRANO A/K/A IVAN SERRANO; LUIS A.  
SERRANO; ALLIANCE CREDIT SERVICES, INC.,  
SUCCESSOR IN INTEREST TO CHASE  
ADVANTAGE; STATE OF ILLINOIS; UNKNOWN  
OWNERS AND NON-RECORD CLAIMANTS;  
UNKNOWN OCCUPANTS

DEFENDANTS

NO. 15 CA 4246

PROPERTY ADDRESS:  
2439 NORTH CALIFORNIA AVENUE  
CHICAGO, IL 60647

**NOTICE OF FORECLOSURE  
LIS PENDENS**

I, the undersigned, do hereby certify that the above entitled cause was filed in the above Court on March 12, 2015, for Foreclosure and is now pending in said Court.

**AND FURTHER SAYETH:**

1. Names of Title Holders of Record:

Ivan Serrano, as to an undivided 1/2 interest and Luis A. Serrano, as to an undivided 1/2 interest

2. The following Mortgage is sought to be foreclosed:

Mortgage made by Ivan R. Serrano and Luis A. Serrano to Mortgage Electronic Registration Systems, Inc., as Nominee for American Brokers Conduit and recorded July 6, 2007 as Document No. 0718742035 in the Cook County Recorder's Office, having a legal description and common address as follows:

LOT "A" BEING A CONSOLIDATION OF LOT 20 (EXCEPT THE SOUTH 10 FEET THEREOF) AND ALL OF LOT 21 IN BLOCK 4 IN HARRIET FARLIN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Commonly known as 2439 North California Avenue, Chicago, IL 60647  
Permanent Index No.: 13-25-424-007-0000

3. Parties against whom foreclosure is sought:

Ivan R. Serrano a/k/a Ivan Serrano; Luis A. Serrano; Alliance Credit Services, Inc., Successor in Interest to Chase Advantage; State of Illinois; Unknown Owners and Non-Record Claimants; Unknown Occupants

4. The following reformation is sought:

- a) The Mortgage dated June 13, 2007 and recorded on July 6, 2007 as Document No. 0718742035 and Assignment of Mortgage recorded September 29, 2010 as Document No. 1077205083 contain an inadvertent error in the property address. The property address on the Mortgage and Assignment of Mortgage inadvertently contains an error or omits a phrase from the actual property address (identified in bold). The accurate property address that should be on the Mortgage and Assignment of Mortgage is:

**2439 North California Avenue, Chicago, IL 60647.**

SIGNATURE:



Attorney of Record

Laura J. Anderson  
Attorney  
ARDC# 6224385

PREPARED BY:

- Randal S. Berg (6277119)
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- Jonathan B. Kaman (6307894)
- Laura J. Anderson (6224385)
- Jenna M. Rogers (6308109)

Shapiro Kreisman & Associates, LLC  
Attorney for Plaintiff  
2121 Waukegan Road, Suite 301  
Bannockburn, IL 60015  
(847) 291-1717  
Attorney No: 42168

MAIL TO:

Provest  
1 East 22<sup>nd</sup> Street, Suite 120  
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

The undersigned states that he/she has mailed a copy of the Lis Pendens attached hereto to the Illinois Department of Financial and Professional Regulation, Division of Banking, at 100 West Randolph Street, 9<sup>th</sup> Floor, Chicago, Illinois 60601, Attn.: HB4050 Pilot Program, by depositing the same in the FedEx drop box located at 2121 Waukegan Road, Bannockburn, IL 60015 before 5:00 PM, on

March 16, 2015.

Raquel

State of Illinois  
County of Lake

This instrument was acknowledged before me on 3/16/15 by

Raquel Sonanes  
Foreclosure Specialist

Michelle A. Breitman  
Signature of Notary Public



Property of Cook County Clerk's Office