

# UNOFFICIAL COPY



Doc#: 1510601112 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/16/2015 12:52 PM Pg: 1 of 3

Property of Cook County Clerk's Office

15-075497

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

NATIONSTAR MORTGAGE LLC  
PLAINTIFF,

NO. 15 CH 604

-vs-

JOSHUA GROEN A/K/A JOSHUA L. GROEN,  
RANDALL GROEN A/K/A RANDALL J. GROEN;  
LORI A. GROEN; UNKNOWN OWNERS AND NON-  
RECORD CLAIMANTS; UNKNOWN OCCUPANTS

PROPERTY ADDRESS:  
18335 SHERMAN STREET  
LANSING, IL 60438

DEFENDANTS

**NOTICE OF FORECLOSURE  
LIS PENDENS**

I, the undersigned, do hereby certify that the above entitled cause was filed in the above Court on April 10, 2015, for Foreclosure and is now pending in said Court.

**AND FURTHER SAYETH:**

1. Names of Title Holders of Record:  
  
Joshua Groen and Randall Groen, as Joint Tenants

2. The following Mortgage is sought to be foreclosed:

Mortgage made by Joshua Groen a/k/a Joshua L. Groen and Randall Groen a/k/a Randall J. Groen to Mortgage Electronic Registration Systems, Inc., as Nominee for Bank of America, N.A. and recorded January 26, 2010 as Document No. 1002517035 in the Cook County Recorder's Office, having a legal description and common address as follows:

THE NORTH 75 FEET OF THE WEST 186.95 FEET OF LOT 238 IN SCHULTZ PARK, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JUNE 1, 1927 AS DOCUMENT 9670668, IN COOK COUNTY ILLINOIS.

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Commonly known as 18335 Sherman Street, Lansing, IL 60438  
Permanent Index No.: 30-32-315-035-0000

3. Parties against whom foreclosure is sought:


Joshua Groen a/k/a Joshua L. Groen; Randall Groen a/k/a Randall J. Groen; Lori A. Groen;  
Unknown Owners and Non-Record Claimants; Unknown Occupants

4. The following reformation is sought:

a) The Mortgage dated December 23, 2009 and recorded on January 26, 2010 as Document No. 1002517035 and its associated documents contain an inadvertent error in the legal description. The legal description on the Mortgage and its associated documents 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 its associated documents is:

THE NORTH 75 FEET OF THE **WEST 186.95 FEET** OF LOT 238 IN SCHULTZ PARK, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JUNE 1, 1927 AS DOCUMENT 9670668, IN COOK COUNTY ILLINOIS

SIGNATURE:

  
Attorney of Record

PREPARED BY:

- Randal S. Berg (6277119)
- Michael N. Burke (6291435)
- Christopher A. Cieniawa (6187452)
- Joseph M. Herbas (6277645)
- Stephanie Tait (6288653)
- Mallory Goldwasser (6306039)
- Michael Kalkowski (6185654)
- Jonathan B. Kaman (6307894)
- Laura J. Anderson (6224385)
- Jenna M. Rogers (6308109)

Laura J. Anderson  
Attorney  
ARDC# 6224385

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 April 13, 2015.

Raquel

State of Illinois  
County of Lake

This instrument was acknowledged before me on 4/13/15 by

Raquel Sonanes  
Foreclosure Specialist

Michelle A. Breitzman  
Signature of Notary Public

