

# UNOFFICIAL COPY

KMI No. IL-003008



Doc#: 1512118067 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/01/2015 01:13 PM Pg: 1 of 2

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

BANK OF AMERICA, N.A.,

Plaintiff,

-vs-

PEDRO GARCIA, MICAELA GARCIA,  
UNKNOWN OWNERS-TENANTS AND NON-  
RECORD CLAIMANTS,

Defendant(s).

RESIDENTIAL  
MORTGAGE FORECLOSURE

Case No. 2015 CH 7199

Property Address:  
522 Hyde Park Avenue,  
Bellwood, IL 60104

**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 1<sup>st</sup> day of May, 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: PEDRO GARCIA AND MICAELA GARCIA.
2. Property that is subject to the foreclosure proceeding:

**LEGAL DESCRIPTION:**

THE SOUTH 50 FEET OF LOT TWENTY-NINE (29) IN BELLWOOD HIGHLANDS BEING A SUBDIVISION OF LOTS 1, 2, 3, AND 4 (EXCEPT THE WEST 16.4 FEET OF SAID LOT 4) IN STRUM ESTATE SUBDIVISION OF PART OF THE SOUTHEAST QUARTER (1/4) OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN.

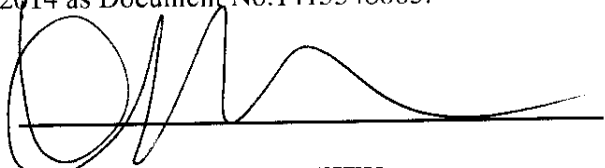
**COMMONLY KNOWN AS:** 522 Hyde Park Avenue, Bellwood, IL 60104.  
**PROPERTY IDENTIFICATION NO:** 15-08-413-014-0000.

CCRD REVIEWER

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3. Information concerning mortgage being foreclosed: Mortgage in the amount of \$188,500.00, including subsequent advances made under the mortgage, given by PEDRO GARCIA AND MICAELA GARCIA to Mortgage Electronic Registration Systems, Inc., as nominee for First Magnus Financial Corporation, dated June 4, 2007, and recorded July 17, 2007, as 0719854054 in the Cook County, Illinois Office of the Recorder of Deeds.

This loan was subsequently modified to a new principal balance of \$262,423.05 through Loan Modification Agreement which was recorded in the Office of the Recorder of Deeds of Cook County, IL on June 02, 2014 as Document No.1415348005.



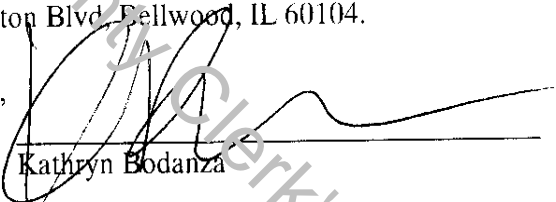
**CERTIFICATE OF MAILING AND COMPLIANCE WITH  
PREATORY LENDING DATABASE SECTION OF  
RESIDENTIAL REAL PROPERTY DISCLOSURE ACT 77 ILCS 77/70(g)**

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 Bellwood, 3200 Washington Blvd, Bellwood, IL 60104.

Certified on this \_\_\_\_\_ day of \_\_\_\_\_, 2015 by:

30<sup>th</sup> day of April

  
Kathryn Bodanza

Prepared by and return to:

**KATHRYN BODANZA 6315218**

Attorneys for the Plaintiff  
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