

# UNOFFICIAL COPY

LIS PENDENS/  
NOTICE OF FORECLOSURE

PREPARED BY & RETURN TO:  
The Wirbicki Law Group LLC  
33 W. Monroe St., Suite 1140  
Chicago, IL 60603  
Phone: 312-360-9455  
Fax: 312-360-9461



Doc#: 1525144115 Fee: \$44.00  
RHSP Fee: \$9.00 RPRIF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/08/2015 04:15 PM Pg: 1 of 4

"THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION  
OBTAINED WILL BE USED FOR THAT PURPOSE"

WA15-0514  
42463

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

The Bank of New York Mellon Trust Company, N.A.  
f/k/a The Bank of New York Trust Company, N.A., as  
successor-in-interest to JPMorgan Chase Bank,  
National Association f/k/a JPMorgan Chase Bank, as  
Trustee - Specialty Underwriting and  
Residential Finance Trust Mortgage Loan Asset-Backed  
Certificates, Series 2004-BC2, Dated as of June  
2004;

Plaintiff,

vs.

Ricardo Garcia; Discover Bank; Village of Melrose  
Park; Elia Guerra; Unknown Heirs and Legatees of  
Ricardo Garcia, if any; Unknown Heirs and Legatees of  
Elia Guerra, if any;; Unknown Owners and Non Record  
Claimants;

Defendants.

Case No.

**15CH13323**

903 North 21st Avenue, Melrose Park, IL  
60160

## NOTICE OF FORECLOSURE

I, the undersigned, do hereby certify that the above entitled cause was filed in the above Court on  
the 8<sup>th</sup> day of Sept., 2015, for Foreclosure of a Mortgage and that the property  
affected by said cause is described as follows:

LOTS 9 AND 10 IN BLOCK 120 IN MELROSE, SAID MELROSE BEING A  
SUBDIVISION OF LOTS 3, 4, AND 5 IN THE SUBDIVISION OF THE SOUTH 1/2  
OF SECTION 3 AND THAT PART OF SECTION 10, LYING NORTH OF THE  
CHICAGO NORTH WESTERN RAILROAD (GALENA DIVISION) TOWNSHIP 39  
NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK  
COUNTY, ILLINOIS.

C/K/A: 903 North 21st Avenue, Melrose Park, IL 60160

PIN: 15-03-344-008-0000; 15-03-344-009-0000



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The subject mortgage has been recorded/registered as:

Date of Mortgage: March 26, 2004


Date and place of recording: April 9, 2004 / Cook County Recorder of Deeds

Document No: 0410001027

Amount of Mortgage: \$292,000.00

Name of present owners of the real estate: Ricardo Garcia and Elia Guerra

SIGNATURE: \_\_\_\_\_



Attorney of Record

**Laurence J. Goldstein**  
ARDC# 0999318

Russell C. Wirbicki (6186310)  
Laurence J. Goldstein (0999318)  
Christopher J. Irk (6300084)  
Thomas J. Cassidy (6307705)  
Daniel J. Gruber (6309148)  
Joseph S. Davidson (6301581)  
Cory J. Harris (6319221)  
The Wirbicki Law Group LLC  
Attorney for Plaintiff  
33 W. Monroe St., Suite 1140  
Chicago, IL 60603  
Phone: 312-360-9455  
Fax: 312-360-9461  
Atty. No. 42463  
WA15-0514  
pleadings.il@wirbickilaw.com

Property of Cook County Clerk's Office



\* W L G 3 1 8 5 5 0 9 W L 6 \*

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WA15-0514  
42463

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

The Bank of New York Mellon Trust Company,  
N.A. f/k/a The Bank of New York Trust Company,  
N.A., as successor-in-interest to JPMorgan Chase  
Bank, National Association f/k/a JPMorgan Chase  
Bank, as Trustee - Specialty Underwriting and  
Residential Finance Trust Mortgage Loan Asset-  
Backed Certificates, Series 2004-BC2, Dated as of  
June 1, 2004,  
Plaintiff,

Case No. **15CH15323**  
903 North 21st Avenue, Melrose Park, IL 60160

VS.

Ricardo Garcia; Discover Bank; Village of Melrose  
Park; Elia Guerra; Unknown Heirs and Legatees of  
Ricardo Garcia, if any; Unknown Heirs and  
Legatees of Elia Guerra, if any; Unknown Owners  
and Non Record Claimants;  
Defendants.

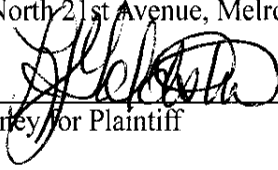
### NOTICE OF FILING LIS PENDENS

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

PLEASE TAKE NOTICE THAT on or about the 8<sup>th</sup> day of Sept., 2015, the undersigned recorded a Lis Pendens with the Cook County Recorder of Deeds.

PIN: 15-03-344-008-0000; 15-03-344-009-0000

COMMON ADDRESS: 903 North 21st Avenue, Melrose Park, IL 60160

  
Attorney for Plaintiff

Laurence J. Goldstein  
ARDC# 0999318

Russell C. Wirbicki (6186310)  
Laurence J. Goldstein (0999318)  
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Atty. No. 42463  
WA15-0514



\* W L G 3 1 8 5 5 0 1 W L G \*

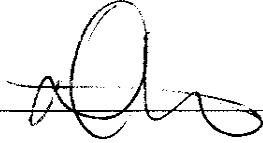
# UNOFFICIAL COPY

## CERTIFICATE OF SERVICE

I, the undersigned, being first on oath duly sworn, deposes and states that a true copy of the above and foregoing **Notice of Filing** was:

- personally delivered                      [ ] mailed by depositing said documents in the U.S. Mail at  
33 W. Monroe St., Suite 1140, Chicago, IL 60603,  
postage prepaid
- [ ] E-mailed to the Illinois  
Department of Financial and  
Professional Regulation

To the above-named address as shown above on the 8 day of September, 2015 in accordance with HB4050 Illinois Predatory Lending Database Pilot Program.



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