

# UNOFFICIAL COPY



1525819112

Doc#: 1525819112 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/15/2015 12:08 PM Pg: 1 of 3

Property of Cook County Clerk's Office

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

CITIZENS BANK, N. A. )  
Plaintiff, )  
v. )  
JOHN G. HAMILTON; GERVASE EUSCHE )  
WILLIAM PHILLIPS; ERIC BROOKS, )  
MORTGAGE ELECTRONIC )  
REGISTRATION SYSTEMS, INC (MERS) )  
AS NOMINEE FOR GUARANTEED RATE, )  
INC; STATE OF ILLINOIS; UNKNOWN )  
OWNERS AND NON-RECORD )  
CLAIMANTS, )  
Defendants. )

NO 15 CH 13638  
Property Address: 1543 West Touhy  
Chicago, Il 60626

**NOTICE OF FORECLOSURE**  
**LIS PENDENS**

I, the undersigned, do hereby certify that the above entitled cause was filed in the above Court on 9-15-15, for Foreclosure and is now pending in said Court.

AND FURTHER SAYETH:

1. Names of Title Holders of Record:

William Phillips And Eric Brooks, As Joint Tenants With Right Of Survivorship And Not As Tenants In Common

2. The following Mortgage is sought to be foreclosed:

Mortgage dated August 2, 2006 and recorded August 17, 2006 as Document No. 0622918027, in Cook County Recorder of Deeds, by and between John G. Hamilton, as mortgagor (s), and Charter One Bank, NA as mortgagee, now d/b/a Citizens Bank, N. A.

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3. Said Mortgage encumbers the following described property:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN COOK COUNTY, ILLINOIS, TO WIT: THE EAST 40 FEET OF THE WEST 93 FEET OF THE NORTH 1/2 OF BLOCK 12 IN ROGERS PARK IN TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THEREFROM THAT PART TAKEN OR USED FOR ALLEY), IN COOK COUNTY, ILLINOIS. BEING THE SAME PREMISES AS CONVEYED IN DEED FROM CHICAGO TITLE LAND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS SUCCESSOR TRUSTEE UNDER THE PROVISIONS OF A DEED OR DEEDS IN TRUST, DULY RECORDED AND DELIVERED TO SAID COMPANY IN PURSUANCE OF A TRUST AGREEMENT DATED THE 24<sup>TH</sup> DAY OF APRIL 1974 AND KNOWN AS TRUST NUMBER 47496 RECORDED 12/15/2014 IN DOCUMENT NUMBER 1434956064 IN SAID COUNTY AND STATE.

COMMONLY KNOWN AS: 1543 West Touhy Avenue, Chicago, IL 60626

Tax I.D. #: 11-32-100-002-0000

By: 

Municipality or County may contact the below with concerns about the property:  
Grantee or Mortgagee: Citizens Bank, NA  
Address: 1 Citizens Plaza, Providence, RI 02903

PREPARED BY AND WHEN RECORDED RETURN TO:  
POTESTIVO & ASSOCIATES, P.C.

Potestivo & Associates, P.C  
Keith Werwas ARDC#6291042  
Kimberly J. Goodell ARDC#6305436  
Ashley K. Rasmussen ARDC#630809  
Caleb J. Halberg ARDC#6306089  
Anuolu R. Fasoranti ARDC#6308979  
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DuPage County Firm ID #: 223623  
Attorneys for Plaintiff  
Our File No.: C15-24626

State of Illinois **UNOFFICIAL COPY** Atty No. 6298717

County of Cook

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

CITIZENS BANK, N. A.	)	
	Plaintiff,	)
v.	)	NO 15 CH 13638
JOHN G. HAMILTON; GERVASE BUSCHE)	)	Property Address: 1543 West Touhy
WILLIAM PHILLIPS; ERIC BROOKS;	)	Chicago, Il 60626
MORTGAGE ELECTRONIC	)	JUDGE:
REGISTRATION SYSTEMS, INC (MERS)	)	
AS NOMINEE FOR GUARANTEED RATE,	)	
INC; STATE OF ILLINOIS; UNKNOWN	)	
OWNERS AND NON-RECORD	)	
CLAIMANTS,	)	
	Defendants.	)

**COMPLIANCE WITH PREDATORY LENDING DATABASE  
SECTION OF RESIDENTIAL REAL PROPERTY DISCLOSURE ACT**

To: Illinois Department of Financial and  
Professional Regulation  
100 W. Randolph, 9th Floor  
Chicago, IL 60601

**CERTIFICATION**

I Arkyong Srirakong, attorney, certify that I prepared this notice  
on September 14, 2015 to be filed along with a copy of the Lis Pendens notice with the  
above-titled address.

(X) Under penalties as provided by law  
pursuant to 735 ILCS 5/1-109, I certify  
that the statements set forth herein are  
true and correct.

Atty Signature

State of Illinois

Atty No.