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LIS PENDENS NOTICE



STATE OF ILLINOIS
COOK COUNTY

Doc#: 1602813050 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/28/2016 01:31 PM Pg: 1 of 4

IN THE CIRCUIT COURT
OF COOK COUNTY

COOK COUNTY, ILLINOIS

Type or Print Complete Information

[Reserved for Recorder's Use Only]

F15120131]
Champion Mortgage Company]
]
Plaintiff,]
]
vs.]
]
Joseph Yarbrough; Secretary of Housing and Urban]
Development; Unknown Owners and Non-Record]
Claimants]
Defendants.]

CASE NO. 16 CH 1168
Filed With The Court:
1-27-16

LIS PENDENS AND NOTICE OF FORECLOSURE

I, the undersigned, do hereby certify that I caused the above entitled mortgage foreclosure action to be filed in the above referenced circuit court and that the property affected by said cause is described as follows: SEE ATTACHED LEGAL DESCRIPTION

P.I.N. 20-25-112-031-0000

- (i) The names of all plaintiffs, defendants and the case number are set forth above.
- (ii) The court in which the action was brought is set forth above.
- (iii) The names of the title holders of record are: Joseph Yarbrough
- (iv) The legal description is set forth below.
- (v) The common address or location of the property is: 7256 South Cornell Avenue, Chicago, Illinois 60649
- (vi) Identification of the mortgage sought to be foreclosed

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- a) Mortgagors: Joseph Yarbrough; Iula R. Yarbrough aka Iula Yarbrough (Deceased)
- b) Mortgagee: World Alliance Financial Corp.
- c) Date of mortgage: April 30, 2008
- d) Date and place of recording:
May 7, 2008 in the office of the Recorder of Deeds or Registrar of Titles
- e) Document number: 0812842154

Recording document identification:

The undersigned further certifies pursuant to 735 ILCS 5/15-1218:

- (a) The name and address of the party plaintiff making said claim and asserting said mortgage is: Champion Mortgage Company
- (b) Said plaintiff claim, a mortgage lien upon said real estate: 7256 South Cornell Avenue, Chicago, Illinois 60649
- (c) The nature of said claim is the mortgage and foreclosure action described above.
- (d) The names of the persons against whom said claim is made are:
Joseph Yarbrough; Secretary of Housing and Urban Development;
- (e) The legal description of said real estate appears below.
- (f) The name and address of the person executing this notice appears below.
- (g) The name and address of the person who prepared this notice appears below.

Prepared by:
ANSELMO LINDBERG OLIVER LLC
1771 W. Diehl Rd., Ste 120
Naperville, IL 60563-4947
630-453-6960 | 866-402-8661 | 630-428-4620 (fax)
Attorney No. Cook 58852, DuPage 293191, Kane 031-26104,
Peoria 1794, Winnebago 3802, IL 03126232
foreclosure@AL.OLawGroup.com

One of its Attorneys
Steven C. Lindberg
Attorney at Law ARDC No. 3126232
Anselmo Lindberg Oliver LLC

THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR.

Return To:
Firefly Legal, Inc.
19150 S. 88th Ave.
Mokena, IL 60448

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LEGAL DESCRIPTION:

THE SOUTH 5 FEET OF LOT 19 AND THE NORTH 24 FEET OF LOT 20 IN THE SUBDIVISION OF LOT 7 IN CONRAD SEIPP'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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CERTIFICATE OF SERVICE OF LIS PENDENS ON THE ILLINOIS DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATION

AFFIDAVIT

State of Illinois)
) SS
County of Cook)

I, Chris Solis, on oath do hereby depose and state that I served a copy of the attached Lis Pendens to the Illinois Department of Financial and Professional Regulation at the Thompson Center, 100 W. Randolph Street, Chicago, IL 60601, on JAN 28 2016.

Date: JAN 28 2016

Signature: [Handwritten Signature]

Name: Chris Solis

Title: Office Assoc

Company: Frisky Regal

CERTIFICATION

Under penalties as provided by law pursuant to 735 ILCS 5/1-109, the undersigned certifies that the statements set forth in this instrument are true and correct, except as to matters therein stated to be on information and belief and as to such matters the undersigned certifies as aforesaid that he verily believes the same to be true.

JAN 28 2016

Date: _____

Signature: JAN 28 2016 [Handwritten Signature]

Name: Chris Solis

Title: Office Assoc

Company: Frisky Regal