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1610516024

LIS PENDENS/
NOTICE OF FORECLOSURE

Doc#: 1610516024 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/14/2016 02:14 PM Pg: 1 of 4

PREPARED BY & RETURN TO:
The Wirbicki Law Group LLC
33 W. Monroe St., Suite 1140
Chicago, IL 60603
Phone: 312-360-9455
Fax: 312-572-7823

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

W16-0222
42463

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

The Bank of New York Mellon FKA The Bank of New
York, as Trustee (CWALT 2004-22CB);
Plaintiff,

vs.

Ismael Velazquez; Citibank, National Association as
s/i/i to Citibank (South Dakota) N.A.; Portfolio
Recovery Associates, L.L.C.; Unknown Heirs and
Legatees of Ismael Velazquez, if any; Unknown
Owners and Non Record Claimants;
Defendants.

Case No.

16CH05225

620 North Irving Avenue, Hillside, IL 60162

NOTICE OF FORECLOSURE

I, the undersigned, do hereby certify that the above entitled cause was filed in the above Court on
the 14th day of April, 2016, for Foreclosure of a Mortgage and that the property
affected by said cause is described as follows:

LOT 2 IN BLOCK 2 IN VENDLEY AND COMPANY'S THIRD ADDITION TO
HILLSIDE ACRES, BEING A SUBDIVISION OF THAT PART OF THE EAST 50
ACRES OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP
39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING
SOUTH OF THE RIGHT OF WAY OF THE AURORA, ELGIN AND CHICAGO
ELECTRIC RAILROAD, ALSO PART OF THE EAST 7 ACRES OF THE
NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 12, EAST OF
THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE OF
BUTTERFIELD ROAD, IN COOK COUNTY, ILLINOIS.

C/K/A: 620 North Irving Avenue, Hillside, IL 60162
PIN: 15-07-406-015-0000



* W L G 3 4 7 9 4 8 2 W L G *

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The subject mortgage has been recorded/registered as:

Date of Mortgage: August 4, 2004

Date and place of recording: September 1, 2004 / Cook County Recorder of Deeds

Document No: 0424542289

Amount of Mortgage: \$213,750.00

Name of present owners of the real estate: Ismael Velazquez

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)
Nicholas R. Dwayne (6308927)
The Wirbicki Law Group LLC
Attorney for Plaintiff
33 W. Monroe St., Suite 1140
Chicago, IL 60603
Phone: 312-360-9455
Fax: 312-572-7823
Atty. No. 42463
W16-0222
pleadings.il@wirbickilaw.com

Cook County Clerk's Office



* W L G 3 4 7 9 4 8 2 W L G *

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W16-0222
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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT, CHANCERY DIVISION

The Bank of New York Mellon FKA The Bank of
New York, as Trustee (CWALT 2004-22CB);
Plaintiff,

Case No.

16CH05225

VS.

620 North Irving Avenue, Hillside, IL 60162

Ismael Velazquez; Citibank, National Association
as s/i/i to Citibank (South Dakota) N.A.; Portfolio
Recovery Associates, L.L.C.; Unknown Heirs and
Legatees of Ismael Velazquez, 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., 9th Floor
Chicago, Illinois 60601

PLEASE TAKE NOTICE THAT on or about the 14th day of April, 2016, the undersigned recorded a Lis Pendens with the Cook County Recorder of Deeds.

PIN: 15-07-406-015-0000

COMMON ADDRESS: 620 North Irving Avenue, Hillside, IL 60162



Attorney for Plaintiff

Laurence J. Goldstein
ARDC# 0939318

Russell C. Wirbicki (6186310)
Laurence J. Goldstein (0999318)
Christopher J. Irk (6300084)
Thomas J. Cassady (6307705)
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W16-0222
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WLG3479476WLG

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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 14 day of APRIL, 2016 in accordance with HB4050 Illinois Predatory Lending Database Pilot Program.



Property of Cook County Clerk's Office



* W L G 3 4 7 9 4 7 6 W L G *