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LIS PENDENS NOTICE



STATE OF ILLINOIS
COOK COUNTY

Doc#: 1615913011 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/07/2016 09:50 AM 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]

F16050088]
Champion Mortgage Company]
]
Plaintiff,]
]
vs.]
]
Unknown Heirs and Legatees of James J. Nelson]
aka James J. Nelsen aka James Nelson; Secretary of]
Housing and Urban Development; Eric Nelson;]
Unknown Owners and Non-Record Claimants]
Defendants.]

CASE NO. 16 CH 7547
Filed With The Court:
6-3-16

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. 12-23-401-018-0000

- (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: Unknown Heirs and Legatees of James J. Nelson
- (iv) The legal description is set forth below.
- (v) The common address or location of the property is: 3523 North Pontiac Avenue, Chicago, Illinois 60634
- (vi) Identification of the mortgage sought to be foreclosed

KAREN A. YARBROUGH

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- a) Mortgagors: James J. Nelson aka James J. Nelsen aka James Nelson (deceased)
- b) Mortgagee: Mortgage Services III LLC
- c) Date of mortgage: January 17, 2011
- d) Date and place of recording:
February 15, 2011 in the office of the Recorder of Deeds or Registrar of Titles
- e) Document number: 1104654022

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 claims a mortgage lien upon said real estate: 3523 North Pontiac Avenue, Chicago, Illinois 60634
- (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:
Unknown Heirs and Legatees of James J. Nelson aka James J. Nelsen aka James Nelson;
Secretary of Housing and Urban Development; Eric Nelson;
- (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@ALOLawGroup.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:

LOT 19 IN BLOCK 3 IN GEORGE GAUNTLETT'S FOREST DRIVE SUBDIVISION IN THE WEST 1/2 OF FRACTIONAL SOUTHEAST 1/4 NORTH OF INDIAN BOUNDARY LINE, IN FRACTIONAL SECTION 23, TOWNSHIP 40 NORTH, RANGE 12, 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, W S SOLIS, on oath do hereby depose and state that I electronically delivered 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 JUN 06 2016.

Date: JUN 06 2016

Signature: [Signature]

Name: W S SOLIS

Title: Officer

Company: [Signature]

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.

Date: JUN 06 2016

Signature: [Signature]

Name: W S SOLIS

Title: Officer

Company: [Signature]