

# UNOFFICIAL COPY



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Doc# 1704145084 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/10/2017 12:22 PM PG: 1 OF 4

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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

TCF NATIONAL BANK,

Plaintiff,

v.

ADDIE GATES MCGHEE A/K/A ADDIE GATES; DUDLEY  
MCGHEE A/K/A DUDLEY MCGHEE JR.; UNKNOWN  
OWNERS AND NON-RECORD CLAIMANTS.

Defendants.

NON-RESIDENTIAL MORTGAGE FORECLOSURE

CASE NO. 17 CH 01890

PROPERTY ADDRESS:  
124 N. WALLER AVENUE  
CHICAGO, IL 60644

## LIS PENDENS NOTICE OF FORECLOSURE

I, the undersigned, do hereby certify that the above-entitled cause for foreclosure was filed in the above-captioned Court on FEBRUARY 8, 2017, is now pending in said court and that the property affected by said cause is described as follows:

- I. The names of all Plaintiffs and case number are set forth above;
- II. The Court in which this action is brought is set forth above;
- III. The names of the title holders of record are as follows: DUDLEY MCGHEE A/K/A DUDLEY MCGHEE JR. AND ADDIE GATES MCGHEE A/K/A ADDIE GATES

CCRD REVIEW 

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IV. The legal description of the subject premises and information sufficient to identify it with reasonable certainty is as follows:

a. Legal Description:

PARCEL 1: THAT PART OF LOTS 42 AND 43 TAKEN AS A TRACT LYING WEST OF A LINE DRAWN AT RIGHT ANGLES TO THE SOUTH LINE OF SAID LOT 43 FROM A POINT ON SAID SOUTH LINE 90.94 FEET WEST OF THE SOUTH EAST CORNER OF SAID LOT 44 AND LYING EAST OF A LINE DRAWN AT RIGHT ANGLES TO THE SOUTH LINE OF SAID LOT 43 FROM A POINT ON SAID SOUTH LINE 109.77 FEET WEST OF THE SOUTH EAST CORNER OF SAID LOT 43 IN BLOCK 3 IN HENRY WALLER'S SUBDIVISION OF THE SOUTH 43 3/4 ACRES OF THE EAST HALF OF THE SOUTH EAST QUARTER OF SECTION B, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN.

ALSO

PARCEL 2: THE NORTH 8.33 FEET OF THE SOUTH 33.33 FEET OF THAT PART OF LOTS 42 AND 43 TAKEN AS A TRACT LYING WEST OF A LINE DRAWN AT RIGHT ANGLES TO THE SOUTH LINE OF SAID LOT 43 FROM A POINT ON SAID SOUTH LINE 153.00 FEET WEST OF THE SOUTH EAST CORNER OF SAID LOT 43 IN HENRY WALLER'S SUBDIVISION OF THE SOUTH 43 3/4 ACRES ON THE EAST HALF OF THE SOUTH EAST QUARTER OF SECTION B, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: EASEMENTS AS SET FORTH IN THE DECLARATION OF EASEMENT AND EXHIBIT "1" THERETO ATTACHED DATED AUGUST 1, 1963 AND RECORDED AUGUST 13, 1963 AS DOCUMENT 188882083 MADE BY ALDAN INC., AN ILLINOIS CORPORATION AND AS CREATED BY THE MORTGAGE FROM CENTRAL NATIONAL BANK IN CHICAGO UNDER TRUST NO. 5524 TO IMPROVEMENT FEDERAL SAVINGS AND LOAN ASSOCIATION DATED SEPTEMBER 6, 1963 AND RECORDED SEPTEMBER 9, 1963 AS DOCUMENT 18907163 FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS OVER AND UPON THE SOUTH 6.50 FEET OF LOT 43 IN BLOCK 3 (EXCEPT THAT PART THEREOF FALLING IN PARCEL 1 AFORESAID) IN HENRY WALLER'S SUBDIVISION AFORESAID. ALSO THE SOUTH 9.0 FEET OF LOT 41 AND THE NORTH 9.0 FEET OF LOT 42 IN BLOCK 3 (EXCEPT THAT PART THEREOF FALLING IN PARCEL 1 AFORESAID) IN HENRY WALLER'S SUBDIVISION AFORESAID. ALSO THAT PART OF LOTS 40 AND 41 TAKEN AS A TRACT, LYING WEST OF A LINE DRAWN AT RIGHT ANGLES TO THE SOUTH LINE OF SAID LOT 41 FROM A POINT ON SAID SOUTH LINE 153.0 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 41 IN BLOCK 3 (EXCEPT THAT PART THEREOF FALLING IN PARCEL 2 AFORESAID) IN HENRY WALLER'S SUBDIVISION AFORESAID ALSO THAT PART OF LOT 42 AND 43, TAKEN AS A TRACT, LYING WEST OF A LINE DRAWN AT RIGHT ANGLES TO THE SOUTH LINE OF SAID LOT 43 FROM A POINT ON SAID SOUTH LINE 153.0 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 43 IN BLOCK 3 (EXCEPT THAT PART THEREOF FALLING IN PARCEL 2 AFORESAID) IN HENRY WALLER'S SUBDIVISION AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

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- b. Improved with: SINGLE-FAMILY RESIDENCE
- c. Commonly known as: 124 N. WALLER AVENUE, CHICAGO, IL 60644
- d. Permanent Index No.: 16-08-415-045-0000

V. Identification of the mortgage sought to be foreclosed:

- a. Date of the mortgage: MORTGAGE DATED MARCH 20, 2006, MODIFIED BY A CLOSED-END LOAN MODIFICATION AGREEMENT DATED OCTOBER 23, 2008
- b. Type of Instrument: MORTGAGE, MODIFIED BY A CLOSED-END LOAN MODIFICATION AGREEMENT
- c. Name of the mortgagor(s) or grantor(s): ADDIE GATES MCGHEE A/K/A ADDIE GATES AND DUDLEY MCGHEE A/K/A DUDLEY MCGHEE JR.
- d. Name of the mortgagee, trustee or grantee in the mortgage: TCF NATIONAL BANK
- e. Date of recording or registering: MORTGAGE RECORDED APRIL 3, 2006
- f. Place of recording or registering: IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS
- g. Identification of recording: MORTGAGE RECORDED AS DOCUMENT NO. 0609343238

TCF NATIONAL BANK

BY: \_\_\_\_\_

  
 SANDRA L. MAKOWKA (ARDC#6286780)  
 DAVID T. COHEN & ASSOCIATES, LTD.,  
 ONE OF ITS ATTORNEYS

PREPARED BY AND MAIL TO:

DAVID T. COHEN & ASSOCIATES, LTD.  
 ATTORNEY NO. 25602  
 ATTORNEYS FOR TCF NATIONAL BANK  
 10729 W. 159TH STREET  
 ORLAND PARK, ILLINOIS 60467  
 (708) 460-7711  
 EMAIL: FORECLOSURE@DAVIDTCOHENLAW.COM

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## NOTICE OF FILING

### PURSUANT TO PREDATORY LENDING DATABASE PILOT PROGRAM

TO:

ILLINOIS DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATION  
 DIVISION OF BANKING  
 100 W. RANDOLPH STREET  
 9<sup>TH</sup> FLOOR  
 CHICAGO, IL 60601  
 ATTN: HB 4050 PILOT PROGRAM

PLEASE TAKE NOTICE that on FEBRUARY 10, 2017, I have caused the attached Lis Pendens to be recorded in the Office of the Recorder of Deeds of Cook County, Illinois.

BY:



SANDRA L. MAKOWKA (ARDC# 6286780)  
 DAVID T. COHEN & ASSOCIATES, LTD.,  
 ONE OF ITS ATTORNEYS

### PROOF OF SERVICE

I, the undersigned, an attorney, certify that a copy of this Notice of Filing and the Lis Pendens attached thereto shall be served by causing a copy of the same to be sent via electronic mail to [VeritecOps@ILAPLD.com](mailto:VeritecOps@ILAPLD.com) on FEBRUARY 10, 2017.

BY:



SANDRA L. MAKOWKA (ARDC# 6286780)  
 DAVID T. COHEN & ASSOCIATES, LTD.,  
 ONE OF ITS ATTORNEYS

PREPARED BY AND MAIL TO:  
 DAVID T. COHEN & ASSOCIATES, LTD.  
 ATTORNEY NO. 25602  
 ATTORNEYS FOR PLAINTIFF  
 10729 W. 159TH STREET  
 ORLAND PARK, ILLINOIS 60467  
 (708) 460-7711  
 EMAIL: FORECLOSURE@DAVIDTCOHENLAW.COM