

# UNOFFICIAL COPY

## LIS PENDENS NOTICE



\*1704618057\*

Doc# 1704618057 Fee \$44.00

STATE OF ILLINOIS  
COOK COUNTY

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/15/2017 02:24 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]

F17020024  
Wells Fargo Bank, NA  
Plaintiff,

vs.

Guadalupe Ortiz aka Guadalupe Ortiz, Jr.; Karen J  
Budzik-Gill aka Karen Budzik-Gill aka Karen  
Budzick-Gill; Unknown Owners and Non-Record  
Claimants  
Defendants.

CASE NO. 17 CH 2187

Filed With The Court: 2/14/17

### 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. 24-01-330-016-0000

- (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: Guadalupe Ortiz, Jr. and Karen J. Budzick-Gill
- (iv) The legal description is set forth below.
- (v) The common address or location of the property is: 9100 South Sacramento Avenue, Evergreen Park, Illinois 60805
- (vi) Identification of the mortgage sought to be foreclosed

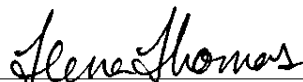
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- a) Mortgagors: Guadalupe Ortiz aka Guadalupe Ortiz, Jr.; Karen J. Budzik-Gill aka Karen Budzik-Gill aka Karen Budzick-Gill
- b) Mortgagee: Mortgage Electronic Registration Systems, Inc as a nominee for Webster Bank, National Association, its successors and assigns
- c) Date of mortgage: December 20, 2004
- d) Date and place of recording:  
January 11, 2005 in the office of the Recorder of Deeds or Registrar of Titles
- e) Document number: 0501102081

## 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: Wells Fargo Bank, NA
- (b) Said plaintiff claims a mortgage lien upon said real estate: 9100 South Sacramento Avenue, Evergreen Park, Illinois 60805
- (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:  
Guadalupe Ortiz aka Guadalupe Ortiz, Jr.; Karen J. Budzik-Gill aka Karen Budzik-Gill aka Karen Budzick-Gill;
- (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.

  
\_\_\_\_\_  
One of its Attorneys

### Prepared by:

ANSELMO LINDBERG OLIVER LLC  
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Naperville, IL 60563-4947  
630-453-6960 | 866-402-8661 | 630-428-4620 (fax)  
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Teena Thomas  
Attorney-at-Law, ARDC No. 6304145  
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 1 IN WIEGEL AND KILGALLEN'S FIRST ADDITION TO KEDZIE AVENUE GARDENS, A SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JUNE 11, 1945, AS DOCUMENT 13526545 IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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

AFFIDAVIT

State of Illinois )
) SS
County of Cook )

I, Ariel Gomez, 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 2/15/17.

Date: 2/15/17
Signature: [Handwritten Signature]
Name: Ariel Gomez
Title: Court Filer
Company: Firefly Legal

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: 2/15/17
Signature: [Handwritten Signature]
Name: Ariel Gomez
Title: Court Filer
Company: Firefly Legal