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Doc# 1708122039 Fee \$44.00

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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/22/2017 11:31 AM PG: 1 OF 4

Property of Cook County Clerk's Office

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

NATIONSTAR MORTGAGE LLC
PLAINTIFF,

-VS-

MICHAEL J. GRUBER A/K/A MICHAEL GRUBER;
MAUREEN A. GRUBER A/K/A MAUREEN GRUBER;
HSBC MORTGAGE CORPORATION (USA);
JPMORGAN CHASE BANK, N.A.; UNKNOWN
OWNERS AND NON-RECORD CLAIMANTS;
UNKNOWN OCCUPANTS
DEFENDANTS

NO. 17 CH 3827

PROPERTY ADDRESS:
2528 KEYSTONE AVENUE
NORTH RIVERSIDE, IL 60546

NOTICE OF FORECLOSURE LIS PENDENS

I, the undersigned, do hereby certify that the above entitled action was caused to be filed in the above Court.

AND FURTHER SAYETH:

1. Names of Title Holders of Record:

Maureen A. Gruber a/k/a Maureen Gruber

2. The following Mortgage is sought to be foreclosed:

Mortgage made by Michael J. Gruber and Maureen A. Gruber to Hinsdale Bank and Trust Co. and recorded October 6, 2004 as Document No. 0428026276, Loan Modification Agreement recorded February 4, 2015 as Document No. 1503549055, in the Cook County Recorder's Office, having a legal description and common address as follows:

LOT 14 IN BLOCK 8 IN ARTHUR T. MCINTOSH'S 26TH STREET ADDITION, A SUBDIVISION OF THE WEST 50 ACRES (EXCEPT THAT PART CONVEYED TO THE CHICAGO MADISON AND NORTHERN RAILROAD COMPANY AND EXCEPT THE SOUTH 30 FEET THEREOF) OF THE SOUTH 60 ACRES OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Commonly known as 2528 Keystone Avenue, North Riverside, IL 60546

Permanent Index No.: 15-25-125-026-0000

3. Parties against whom foreclosure is sought:

Michael J. Gruber a/k/a Michael Gruber; Maureen A. Gruber a/k/a Maureen Gruber; HSBC Mortgage Corporation (USA); JPMorgan Chase Bank, N.A.; Unknown Owners and Non-Record Claimants; Unknown Occupants

4. The following reformation is sought:

- a) The Mortgage dated September 23, 2004 and recorded on October 6, 2004 as Document No. 0428026276 and its associated documents contain an inadvertent error in the Legal Description (defect(s) identified in bold)

LOT 14 IN BLOCK 8 IN ARTHUR T. MCINTOSH'S 26TH STREET ADDITION, A SUBDIVISION OF THE WEST 50 ACRES (EXCEPT THAT PART CONVEYED TO THE CHICAGO MADISON AND NORTHERN RAILROAD COMPANY AND EXCEPT THE SOUTH 30 FEET THEREOF) OF THE SOUTH 60 ACRES OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, **EAST OF THE THIRD PRINCIPAL MERIDIAN**, IN COOK COUNTY, ILLINOIS.

The accurate Legal Description on the Mortgage and its associated documents is (correction(s) identified in bold):

LOT 14 IN BLOCK 8 IN ARTHUR T. MCINTOSH'S 26TH STREET ADDITION, A SUBDIVISION OF THE WEST 50 ACRES (EXCEPT THAT PART CONVEYED TO THE CHICAGO MADISON AND NORTHERN RAILROAD COMPANY AND EXCEPT THE SOUTH 30 FEET THEREOF) OF THE SOUTH 60 ACRES OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, **EAST OF THE THIRD PRINCIPAL MERIDIAN**, IN COOK COUNTY, ILLINOIS.

- b) The Quit Claim Deed dated December 9, 2010 and recorded on April 18, 2011 as Document No. 1110854005 and its associated documents contain an inadvertent error in the Legal Description (defect(s) identified in bold)

LOT 14 IN BLOCK 8 IN ARTHUR T. MCINTOSH'S 26TH STREET ADDITION, A SUBDIVISION OF THE WEST 50 ACRES (EXCEPT THAT PART CONVEYED TO THE CHICAGO MADISON AND NORTHERN RAILROAD COMPANY AND EXCEPT THE SOUTH 30 FEET THEREOF) OF THE SOUTH 60 ACRES OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE **23**, EAST OF THE THIRD PRINCIPAL MERIDIAN, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

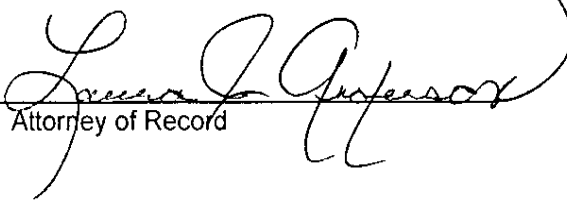
The accurate Legal Description on the Quit Claim Deed and its associated documents is (correction(s) identified in bold):

LOT 14 IN BLOCK 8 IN ARTHUR T. MCINTOSH'S 26TH STREET ADDITION, A SUBDIVISION OF THE WEST 50 ACRES (EXCEPT THAT PART CONVEYED TO THE CHICAGO MADISON AND NORTHERN RAILROAD COMPANY AND EXCEPT THE SOUTH 30 FEET THEREOF) OF THE SOUTH 60 ACRES OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE **12**, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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SIGNATURE:


Attorney of Record

PREPARED BY:

Laura J. Anderson
Attorney
ARDC# 6224385

- Randal S. Berg (6277119)
- Michael N. Burke (6291435)
- Christopher A. Cieniawa (6187452)
- Joseph M. Herbas (6277645)
- Mallory Snyderman (6306039)
- Michael Kalkowski (6185654)
- Greg Schulze (6300806)
- Laura J. Anderson (6224385)
- Jenna R. Vondran (6308109)
- Thomas Belczak (6193705)
- Debra Miller (6205477)
- Robert P. McMurray (6324332)

Shapiro Kreisman & Associates, LLC
 Attorney for Plaintiff
 2121 Waukegan Road, Suite 301
 Bannockburn, IL 60015
 (847) 291-1717
 ILNOTICES@logs.com
 Attorney No: 42168

MAIL TO:

Provest
 1 East 22nd Street, Suite 120
 Lombard, IL 60148

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. PLEASE BE ADVISED THAT IF YOUR PERSONAL LIABILITY FOR THIS DEBT HAS BEEN EXTINGUISHED BY A DISCHARGE IN BANKRUPTCY OR BY AN ORDER GRANTING IN REM RELIEF FROM STAY, THIS NOTICE IS PROVIDED SOLELY TO FORECLOSE THE MORTGAGE REMAINING ON YOUR PROPERTY AND IS NOT AN ATTEMPT TO COLLECT THE DISCHARGED PERSONAL OBLIGATION.

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

NATIONSTAR MORTGAGE LLC
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-vs-

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GRUBER; MAUREEN A. GRUBER A/K/A
MAUREEN GRUBER; HSBC MORTGAGE
CORPORATION (USA); JPMORGAN
CHASE BANK, N.A.; UNKNOWN OWNERS
AND NON-RECORD CLAIMANTS;
UNKNOWN OCCUPANTS

DEFENDANTS

NO. 17 CH 3827

CALENDAR NO: 59

PROPERTY ADDRESS:
2528 KEYSTONE AVENUE
NORTH RIVERSIDE, IL 60546

CERTIFICATE OF SERVICE


The undersigned, a non-attorney, states that he/she has emailed a copy of the Lis
Pendens attached hereto to the Illinois Department of Financial and Professional
Regulation, Division of Banking, at VeritecOps@ILAPLD.com on

3/20/17

Certification Pursuant to 735 ILCS 5/1-109

Under penalties as provided by law pursuant to Section 1-109 of the Code of Civil
Procedure, 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/she verily believes the
same to be true.

Dated: 3/20/17


A non-attorney

Shapiro Kreisman & Associates, LLC
Attorney for Plaintiff
2121 Waukegan Road, Suite 301
Bannockburn, IL 60015
(847) 291-1717
ILNOTICES@logs.com
Attorney No: 42168

Hannah Hayes
Foreclosure Specialist