

# UNOFFICIAL COPY



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MAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/30/2017 12:36 PM PG: 1 OF 4

Property of Cook County Clerk's Office

## 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 SUCCESSOR-IN-  
INTEREST TO JPMORGAN CHASE BANK, N.A., AS  
TRUSTEE FOR STRUCTURED ASSET MORTGAGE  
INVESTMENTS II INC., BEAR STEARNS ALT-A  
TRUST, MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2005-7  
PLAINTIFF,

-vs-

JEFFREY M. KARBIN A/K/A JEFFREY KARBIN;  
PUNEH S. KARBIN A/K/A PUNEH KARBIN A/K/A  
PUNEH FOROUZI; UNKNOWN OWNERS AND  
NON-RECORD CLAIMANTS; UNKNOWN  
OCCUPANTS  
DEFENDANTS

NO. 17 CH 4214

PROPERTY ADDRESS:  
2422 NORTH ASHLAND AVENUE  
CHICAGO, IL 60614

### 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:  
Jeffrey Karbin and Puneh Forouzi, as Joint Tenants

2. The following Mortgage is sought to be foreclosed:  
Mortgage made by Jeffrey M. Karbin and Puneh S. Karbin a/k/a Puneh Karbin f/k/a Puneh Forouzi to Mortgage Electronic Registration Systems, Inc., as Nominee for PHH Mortgage Corp (fka Cendant Mortgage Corp) and recorded June 24, 2005 as Document No. 0517526011 in the Cook County Recorder's Office, having a legal description and common address as follows:

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16-081899

LOT 33, (EXCEPTING HOWEVER FROM SAID PREMISES THAT PART THEREOF LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 30 AS CONDEMNED FOR ASHLAND AVENUE) IN BLOCK 5 IN FULLERTONS SECOND ADDITION TO CHICAGO IN THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 2422 North Ashland Avenue, Chicago, IL 60614

Permanent Index No.: 14-30-410-030-0000

3. Parties against whom foreclosure is sought:

Jeffrey M. Karbin a/k/a Jeffrey Karbin; Puneh S. Karbin a/k/a Puneh Karbin a/k/a Puneh Forouzi; Unknown Owners and Non-Record Claimants; Unknown Occupants

4. The following reformation is sought:

- a) The Mortgage dated May 23, 2005 and recorded on June 24, 2005 as Document No. 0517526011 and its associated documents contain an inadvertent error in the Legal Description (defect(s) identified in bold)

LOT 33, (EXCEPTING HOWEVER FROM SAID PREMISES THAT PART THEREOF LYING EAST OF A LINE ~~50 FEET WEST OF AND PARALLEL WITH THE EAST LINE~~ OF SECTION 30 AS CONDEMNED FOR ASHLAND AVENUE) IN BLOCK 5 IN FULLERTONS SECOND ADDITION TO CHICAGO IN THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, 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 33, (EXCEPTING HOWEVER FROM SAID PREMISES THAT PART THEREOF LYING EAST OF A **LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE** OF SECTION 30 AS CONDEMNED FOR ASHLAND AVENUE) IN BLOCK 5 IN FULLERTONS SECOND ADDITION TO CHICAGO IN THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

- b) The Warranty Deed dated October 3, 2003 and recorded on December 12, 2003 as Document No. 0334626172 and its associated documents contain an inadvertent error in the Legal Description (defect(s) identified in bold)

LOT 33, (EXCEPTING HOWEVER FROM SAID PREMISES THAT PART THEREOF LYING EAST OF A LINE ~~50 FEET WEST OF AND PARALLEL WITH THE EAST LINE~~ OF SECTION 30 AS CONDEMNED FOR ASHLAND AVENUE) IN BLOCK 5 IN FULLERTONS SECOND ADDITION TO CHICAGO IN THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


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

LOT 33, (EXCEPTING HOWEVER FROM SAID PREMISES THAT PART THEREOF LYING EAST OF A **LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE** OF SECTION 30 AS CONDEMNED FOR ASHLAND AVENUE) IN BLOCK 5 IN FULLERTONS SECOND

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ADDITION TO CHICAGO IN THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30,  
TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK  
COUNTY, ILLINOIS.

SIGNATURE:   
Attorney of Record  
Gregory W. Schulze

PREPARED BY:

- Randal S. Berg (6277119)
- Michael N. Burke (6291435)
- Christopher A. Cieniawa (6137452)
- 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 22<sup>nd</sup> 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**

THE BANK OF NEW YORK MELLON, FKA  
THE BANK OF NEW YORK, AS  
SUCCESSOR-IN-INTEREST TO  
JPMORGAN CHASE BANK, N.A., AS  
TRUSTEE FOR STRUCTURED ASSET  
MORTGAGE INVESTMENTS II INC., BEAR  
STEARNS ALT-A TRUST, MORTGAGE  
PASS-THROUGH CERTIFICATES, SERIES  
2005-7

PLAINTIFF,

-vs-

JEFFREY M. KARBIN A/K/A JEFFREY  
KARBIN; PUNEH S. KARBIN A/K/A PUNEH  
KARBIN A/K/A PUNEH FOROUZI;  
UNKNOWN OWNERS AND NON-RECORD  
CLAIMANTS; UNKNOWN OCCUPANTS

DEFENDANTS

NO. 17 CH 4214

CALENDAR NO: 61

PROPERTY ADDRESS:  
2422 NORTH ASHLAND AVENUE  
CHICAGO, IL 60614

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

3/24/17

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: 3/24/17

  
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