



1716712092

Doc# 1716712092 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/16/2017 03:20 PM PG: 1 OF 3

Property of Cook County Clerk's Office

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

WELLS FARGO BANK, NA
PLAINTIFF,

-vs-

DONALD J. NICKERSON A/K/A DONALD J. NICKERSON
SR. A/K/A DONALD JAMES NICKERSON; ANGELA D.
NICKERSON; UNKNOWN OWNERS AND NON-RECORD
CLAIMANTS; UNKNOWN OCCUPANTS
DEFENDANTS

NO. 17 CH 7854

PROPERTY ADDRESS:
1713 WEST GARFIELD BOULEVARD
CHICAGO, IL 60636

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:

Donald J. Nickerson and Angela D. Nickerson, as Joint Tenants

2. The following Mortgage is sought to be foreclosed:

Mortgage made by Donald J. Nickerson and Angela D. Nickerson to Avenue Mortgage Corporation and recorded June 24, 2003 as Document No. 0317533215 in the Cook County Recorder's Office, having a legal description and common address as follows:

LOT 5 IN BLOCK 3 IN ASHLAND, A SUBDIVISION OF THE NORTH 3/4 OF THE EAST 1/2 OF THE NORTHEAST 1/4 (EXCEPT THE NORTH 167 FEET THEREOF) IN SECTION 18, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE NORTH 33 FEET OF THE SOUTH QUARTER THEREOF, IN COOK COUNTY, ILLINOIS.

Commonly known as 1713 West Garfield Boulevard, Chicago, IL 60636

Permanent Index No.: 20-18-205-006-0000

3. Parties against whom foreclosure is sought:

Donald J. Nickerson a/k/a Donald J. Nickerson Sr. a/k/a Donald James Nickerson; Angela D. Nickerson; Unknown Owners and Non-Record Claimants; Unknown Occupants

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17-083349

4. The following reformation is sought:
- a) The Mortgage dated May 23, 2003 and recorded on June 24, 2003 as Document No. 0317533215 and its associated documents contain an inadvertent error in the Legal Description (defect(s) identified in bold)

LOT 5 IN BLOCK 3 IN ASHLAND, A SUBDIVISION OF THE NORTH 3/4 OF THE EAST 1/2 OF THE NORTHEAST 1/4 (EXCEPT THE NORTH 167 FEET THEREOF) IN SECTION 10, TOWNSHIP 30 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE NORTH 33 FEET OF THE SOUTH QUARTER THEREOF, IN COOK COUNTY, ILLINOIS.

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

LOT 5 IN BLOCK 3 IN ASHLAND, A SUBDIVISION OF THE NORTH 3/4 OF THE EAST 1/2 OF THE NORTHEAST 1/4 (EXCEPT THE NORTH 167 FEET THEREOF) IN SECTION 18, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE NORTH 33 FEET OF THE SOUTH QUARTER THEREOF, IN COOK COUNTY, ILLINOIS.

SIGNATURE: _____

Attorney of Record



Gregory W. Schulze

PREPARED BY:

Randal S. Berg (6277119)
 Michael N. Burke (6291435)
 Christopher A. Cieniawa (6187452)
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Shapiro Kreisman & Associates, LLC
 Attorney for Plaintiff
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 (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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PLAINTIFF,

-vs-

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NICKERSON SR. A/K/A DONALD JAMES
NICKERSON; ANGELA D. NICKERSON;
UNKNOWN OWNERS AND NON-RECORD
CLAIMANTS; UNKNOWN OCCUPANTS

DEFENDANTS

NO. 17 CH 7854

CALENDAR NO: 62

PROPERTY ADDRESS:
1713 WEST GARFIELD BOULEVARD
CHICAGO, IL 60636

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

6/6/17

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: 6/6/17

[Signature]
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