

# UNOFFICIAL COPY

## LIS PENDENS NOTICE

STATE OF ILLINOIS  
COOK COUNTY

IN THE CIRCUIT COURT  
OF COOK COUNTY

COOK COUNTY, ILLINOIS



Doc# 1733144045 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/27/2017 01:20 PM PG: 1 OF 4

Type or Print Complete Information

[Reserved for Recorder's Use Only]

F17110037  
FBC Mortgage, LLC

Plaintiff,

vs.

Sandra Marquez aka Sandradee Marquez aka  
Sandra Dee Marquez; Israel L. Miranda aka Israel  
Luis Miranda; Unknown Owners and Non-Record  
Claimants

Defendants.

CASE NO. 17CH15581

Filed With The Court: 11/27/2017

### 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. 13-17-102-069-0000

- (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: Sandra Marquez
- (iv) The legal description is set forth below.
- (v) The common address or location of the property is: 6001 West Gunnison Street, Chicago, Illinois 60630
- (vi) Identification of the mortgage sought to be foreclosed

Rv

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- a) Mortgagors: Sandra Marquez aka Sandradee Marquez aka Sandra Dee Marquez; Israel L. Miranda aka Israel Luis Miranda
- b) Mortgagee: Mortgage Electronic Registration Systems, Inc., as nominee for FBC Mortgage, LLC.
- c) Date of mortgage: February 12, 2015
- d) Date and place of recording: February 19, 2015 in the office of the Recorder of Deeds or Registrar of Titles
- e) Document number: 1505018060

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: FBC Mortgage, LLC
- (b) Said plaintiff claims a mortgage lien upon said real estate: 6001 West Gunnison Street, Chicago, Illinois 60630
- (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: Sandra Marquez aka Sandradee Marquez aka Sandra Dee Marquez; Israel L. Miranda aka Israel Luis Miranda;
- (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.

*M. Patel*

One of its Attorneys

## Prepared by:

ANSELMO LINDBERG & ASSOCIATES LLC

1771 W. Diehl Rd., Ste 120, Naperville, IL 60563-4947

630-453-6960 | 866-402-8661 | 630-428-4620 (fax)

Attorney No. Cook 58852, DuPage 293191, Kane 031-26104.

Peoria 1794, Winnebago 3802, IL 03126232

foreclosure@AnselmoLindberg.com

**Masum Patel**  
**Attorney-at-Law, ARDC No. 6324469**  
**Anselmo Lindberg & Associates, 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:

THE NORTH 135.75 FEET OF LOT 8 (EXCEPT THE WEST 66 FEET THEREOF) IN BLOCK 1 IN FREDERICK H. BARTLETT'S LAWRENCE AVENUE SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF LOT 8 WHICH POINT IS 15 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 8, THENCE NORTH TO THE NORTHEAST CORNER OF SAID LOT 8, THENCE WEST ON THE NORTH LINE OF SAID LOT 8 A DISTANCE OF 45 FEET, THENCE SOUTHEASTERLY ON A STRAIGHT LINE TO THE POINT OF BEGINNING) IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office

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

**AFFIDAVIT**

State of Illinois )  
 ) SS  
County of Cook )

I, Jessica Allen, 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

11/27/2017

Date: 11/27/2017

Signature: Jessica Allen

Name: Jessica Allen

Title: Court filer

Company: Firefly

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: 11/27/2017

Signature: Jessica Allen

Name: Jessica Allen

Title: Court filer

Company: Firefly