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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/13/2018 10:50 AM PG: 1 OF 5

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

CAPITAL FUNDING INVESTMENTS,)
LLC, an Illinois Limited Liability Company,)
Plaintiff,)

vs.) No. 2018 CH 02466

DAVID J. CANAVAN, CITY OF)
CHICAGO, WELLS FARGO BANK, N.A.)
UNKNOWN OWNERS AND)
NON RECORD CLAIMANTS,)
Defendants.

LIS PENDENS
NOTICE OF PENDENCY OF ACTION
(NOTICE OF FORECLOSURE)
(735 ILCS 5/15-1502, 5/15-1503)

Notice is given to defendants, David J. Canavan, City of Chicago, Department of Finance pursuant to judgments recorded as Document Nos. 1304426469; 160844105; 1609810109; 16122741162 and 1629516077; Wells Fargo Bank, N.A., Unknown Owners and Non Record Claimants of the following-described real estate that the above entitled mortgage foreclosure action is now pending, and the day on or after which a default may be entered against said defendants is March 5, 2018

The undersigned certifies that the above entitled mortgage foreclosure action was filed on February 23, 2018 and is now pending.

- (I) The names of all plaintiffs and the case number are identified above.
- (ii) The court in which said action was brought is identified above.
- (iii) The names of the title holder of record is: David J. Canavan

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(iv) A legal description of the real estate sufficient to identify it with reasonable certainty is:

LOT 12 IN WILLIAM ZELOSKY'S RESUBDIVISION OF LOTS 5 TO 30 IN JOSEPH WOPATAS SUBDIVISION OF LOT 11 WITH LOTS 8 TO 21 IN HOPPE'S SUBDIVISION OF LOT 12 IN THE COUNTY CLERK'S DIVISION OF THE SOUTH ½ OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

PIN 13-05-313-014-0000

(v) A common address or description of the location of the real estate is 6135 West Rosedale, Chicago, Illinois 60656

(vi) An identification of the mortgages sought to be foreclosed:

(a) Mortgagor relative to Mortgage dated November 19, 2010 and recorded as Document No. 1033612175 - David J. Canavan

(b) Mortgagee relative to the above referred to mortgages: Capital Funding Investments, LLC., as a result of an assignments from the original mortgagee Edgebrook Bank.

(c) Date of Mortgages: Appear above

(d) Date and Place of Recording:
Office of the Cook County Recorder of Deeds

(e) Document Numbers are shown above.

The undersigned further certifies pursuant to 735 ILCS 5/15-1215:

(a) The name and address of the party plaintiff making said claim and asserting said mortgage is: Capital Funding Investments, LLC, 930 Blue Ridge Drive, Streamwood, Illinois 60107

(b) Said plaintiff claims a mortgage lien upon said real estate.

(c) The nature of said claim is the mortgage and foreclosure action described above.

(d) The names of the persons against who said claim is made are : David J. Canavan , City of Chicago, Department of Finance pursuant to judgments recorded as Document Nos. 1304426469; 160844105; 1609810109; 16122741162 and 1629516077; Wells Fargo Bank, N.A. Unknown Owners and Non Record Claimants

(e) The legal description of said real estate is set forth above

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- (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.



Leon C. Wexler

THIS INSTRUMENT WAS PREPARED BY AND SHOULD BE MAILED TO:

Attorney Code 10476

Leon C. Wexler

Attorney for Plaintiff

526 W. Barry Avenue

Chicago, Illinois 60657

312-236-3399 Fax 236-0107

Email: Wexlaw@att.net

February 21, 2018 (5:05pm)

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COUNTY DEPARTMENT, CHANCERY DIVISION

CAPITAL FUNDING INVESTMENTS,)	
LLC, an Illinois Limited Liability Company,)	
Plaintiff,)	
)	
vs.)	No. 2018 CH 02466
)	
DAVID J. CANAVAN, CITY OF)	
CHICAGO, WELLS FARGO BANK, N.A.)	
UNKNOWN OWNERS AND)	
NON RECORD CLAIMANTS,)	
Defendants.)	

CERTIFICATE OF SERVICE

Illinois Department of Financial and Professional Regulation
Division of Banking
100 West Randolph - 9th Floor
Chicago, Illinois 60601
Attn: Lis Pendens

On March 2, 2018 the attached Lis Pendens Notice was served on the above addressee by Certified Mail. A copy of the receipt for service is set forth below:



Attorney for Plaintiff

Verification

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.



Attorney Code 10476
Leon C. Wexler
Attorney for Plaintiff
526 W. Barry Avenue
Chicago, Illinois 60657
312-236-3399 Fax 236-0107
Email: Wexlaw@att.net

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Certified Mail Electronic Delivery Confirmation™



Leon C. Wexler P.C.
526 W BARRY AVE
CHICAGO IL 60657-5417

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Ill Dept of Financial Professional Reg.
Div of Banking - Attn Lis Penders
100 W RANDOLPH ST STE 9-100
9TH FLOOR
CHICAGO IL 60601-3227



Reference	Capital Funding v Canavan
USPS #	9407110898765006246184
USPS Mail Class	Certified with Electronic Delivery Confirmation
USPS Status	Your item was delivered to the front desk or reception area at 12:14 pm on March 2, 2018 in CHICAGO, IL 60601.
USPS History	<p>Arrived at Unit, March 2, 2018, 8:51 am, CHICAGO, IL 60699</p> <p>Departed USPS Regional Facility, March 1, 2018, 2:33 am, CHICAGO IL DISTRIBUTION CENTER</p> <p>In Transit to Next Facility, February 28, 2018, 12:39 pm, On its way to ZIP Code 60601</p> <p>Arrived at USPS Regional Facility, February 28, 2018, 12:27 pm, CHICAGO IL DISTRIBUTION CENTER</p> <p>Arrived at USPS Regional Facility, February 27, 2018, 9:39 pm, CAROL STREAM IL DISTRIBUTION CENTER</p> <p>Accepted at USPS Origin Facility, February 27, 2018, 8:24 pm, CHICAGO, IL 60657</p> <p>Shipping Label Created, USPS Awaiting Item, February 26, 2018, 2:56 pm, CHICAGO, IL 60657</p>

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Date Verified: 03/03/2018 (UTC)