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Doc#: 1827406050 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/01/2018 10:19 AM Pg: 1 of 3

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

AMERICAN ADVISORS GROUP

Plaintiff

Case Number: 2018CH12242

Property Address: 731 Braemar Road
Flossmoor, IL 60422

GARY N. MADSEN; CHERILYN A. MADSEN; SECRETARY OF
HOUSING AND URBAN DEVELOPMENT; BANKFINANCIAL,
N.A. F/K/A FINANCIAL FEDERAL TRUST AND SAVINGS
BANK OF OLYMPIA FIELDS; TD BANK USA, N.A.;
UNKNOWN OWNERS AND NON-RECORD CLAIMANTS

Defendants

NOTICE OF FORECLOSURE
LIS PENDENS

I, the undersigned, do hereby certify that the above entitled cause was filed in the above Court on
September 28, 2018, for Foreclosure and is now pending in said Court.

AND FURTHER SAYETH:

1. Names of Title Holders of Record:

Gary N. Madsen and Cherilyn A. Madsen, his wife, not in tenancy in common, but in joint tenancy

2. The following Mortgage is sought to be foreclosed:

Mortgage dated August 4, 2014 and recorded August 11, 2014 as Document No. 1422354442, in Cook County Recorder of Deeds, by and between Gary N. Madsen and Cherilyn A. Madsen Joint Tenants, as mortgagor(s), and Mortgage Electronic Registration Systems, Inc., solely as nominee for American Advisors Group as mortgagee who subsequently assigned the mortgage to American Advisors Group.

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3. Said Mortgage encumbers the following described property:

LOT 3 IN BLOCK 2 IN THE FIRST ADDITION TO FLOSSMOOR FARMS, BEING A SUBDIVISION OF PART OF THE SOUTH WEST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS: 731 Braemar Road, Flossmoor, IL 60422

Tax I.D. #: 31-01-303-003-0000 Vol. 178

By: 

Bela A. Dalal (ARDC#6322475)

Municipality or County may contact the below with concerns about the property:

Celink

P.O. 40724, Lansing, MI 48901
866-278-2008

PREPARED BY AND WHEN RECORDED RETURN TO:
POTESTIVO & ASSOCIATES, P.C.

Potestivo & Associates, P.C.
Kimberly J. Goodell (ARDC#6305436)
Ashley K. Rasmussen (ARDC#6308095)
Artapong Sriratana (ARDC#6298717)
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DuPage County Firm ID # 223623
Attorneys for Plaintiff's
ilpleadings@potestivolaw.com
Our File No.: 115791

Cook County Clerk's Office

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State of Illinois
County of Cook

Atty File No.

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

AMERICAN ADVISORS GROUP

Plaintiff

v.

GARY N. MADSEN; CHERILYN A. MADSEN; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; BANKFINANCIAL, N.A. F/K/A FINANCIAL FEDERAL TRUST AND SAVINGS BANK OF OLYMPIA FIELDS; TD BANK USA, N.A.; UNKNOWN OWNERS AND NON-RECORD CLAIMANTS

Defendants

Case Number: 2018CH12242
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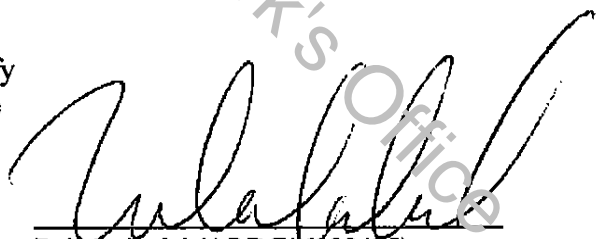
**COMPLIANCE WITH PREDATORY LENDING DATABASE SECTION
OF RESIDENTIAL REAL PROPERTY DISCLOSURE ACT**

To: ILLINOIS DEPARTMENT OF FINANCIAL & PROFESSIONAL REGULATION
121 N. LaSalle, Room 107
Chicago, IL 60602

CERTIFICATION

I, Bela A. Dalal, attorney, certify that I prepared this notice on 9/26/18 to be filed along with a copy of the Lis Pendens notice with the above-titled address.

- (X) Under penalties as provided by law pursuant to 735 ILCS 5/1-109, I certify that the statements set forth herein are true and correct.


Bela A. Dalal (ARDC#6322475)