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Doc#: 1904516040 Fee: \$52.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 02/14/2019 09:56 AM Pg: 1 of 3

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

Pingora Loan Servicing, LLC

Plaintiff

v.

Maria Fragoso; Oscar Fragoso; Unknown Owners
and Non-Record Claimants

Defendant

NO: 2019CH01729

Property Address:
523 Longcommon Rd
Riverside, IL 60546

NOTICE OF FORECLOSURE
LIS PENDENS

I, the undersigned, do hereby certify that the above entitled cause was filed in the above Court on February 8, 2019 for Foreclosure and is now pending in said Court.

AND FURTHER SAYETH:

1. Names of Title Holders of Record:

Maria Fragoso and Oscar Fragoso, husband and wife

2. The following Mortgage is sought to be foreclosed:

Mortgage dated February 12, 2015 and recorded March 4, 2015 as Document No. 1506347223, in Cook County Recorder of Deeds, by and between Oscar Fragoso and Maria Fragoso, husband and wife, as tenants by the entirety, as mortgagor(s), and Mortgage Electronic Registration Systems, Inc., solely as nominee for Neighborhood Loans as mortgagee who subsequently assigned the mortgage to Pingora Loan Servicing, LLC.

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3. Said Mortgage encumbers the following described property:

LOT 2 IN KIRCHMAN AND JEDLAN'S RIVERSIDE PARKWAY AND HARLEM AVENUE SUBDIVISION OF PART OF LOT 2 AND ALL OF LOTS 3 AND 4 IN CIRCUIT COURT PARTITION OF PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 523 Longcommon Rd, Riverside, IL 60546

Tax I.D. #: 15-25-413-012-0000

By: 
Bela A. Dalal (ARDC#6322475)

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

Flagstar Bank
Flagstar Bank, FSB
5151 Corporate Drive, Troy, MI 48098
248-312-2029

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)
M. Michael Sadic (ARDC#6308125)
Bela A. Dalal (ARDC#6322475)
Alex B. Potestivo (ARDC#6327455)
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Chicago, Illinois 60606
Telephone: (312) 263-0003
Main Fax: (312) 263-0002
Cook County Firm ID #: 43932
DuPage County Firm ID # 223623
Attorneys for Plaintiffs
ilpleadings@potestivolaw.com
Our File No.: 309176

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State of Michigan
County of Oakland

Atty File No. 309176

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

PINGORA LOAN SERVICING, LLC

Plaintiff,

v.

MARIA FRAGOSO; OSCAR FRAGOSO; UNKNOWN
OWNERS AND NON-RECORD CLAIMANTS

Defendants

Case Number: 2019CH01729
Property: 523 Longcommon Rd,
Riverside, IL 60546

**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 2/8/19 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)