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Doc#: 1907016042 Fee: \$74.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 03/11/2019 11:02 AM Pg: 1 of 3

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

2019CH03045

THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF
NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN
CHASE BANK, N.A. AS TRUSTEE FOR NOVASTAR
MORTGAGE FUNDING TRUST, SERIES 2003-1, NOVASTAR
HOME EQUITY LOAN ASSET-BACKED CERTIFICATES,
SERIES 2003-1

Plaintiff

v.

SABRINA ALLEN AKA SABRINIA R. ALLEN; DERRICK D.
ALLEN; STATE OF ILLINOIS - DEPARTMENT OF REVENUE;
CHICAGO TITLE LAND TRUST COMPANY, A
CORPORATION OF ILLINOIS, AS TRUSTEE UNDER THE
PROVISIONS OF A CERTAIN TRUST AGREEMENT DATED
SEPTEMBER 11, 2012 AND KNOWN AS TRUST NUMBER
8002360234; UNKNOWN OWNERS AND NON-RECORD
CLAIMANTS

Defendants

Case Number: _____
Property Address: 7826 S. Peoria St
Chicago, IL 60620

NOTICE OF FORECLOSURE LIS PENDENS

I, the undersigned, do hereby certify that the above entitled cause was filed in the above Court on
March 7, 2019, for Foreclosure and is now pending in said Court.

AND FURTHER SAYETH:

1. Names of Title Holders of Record:

Chicago Title Land Trust Company, a Corporation of Illinois, as Trustee under the provisions
of a certain Trust Agreement dated September 11, 2012 and known as Trust Number
8002360234

2. The following Mortgage is sought to be foreclosed:

Mortgage dated February 15, 2003 and recorded June 4, 2003 as Document No.
0315506120, in Cook County Recorder of Deeds, by and between Sabrina Allen, as
mortgagor(s), and Mortgage Electronic Registration Systems, Inc., solely as nominee for
Novastar Mortgage, Inc. as mortgagee who subsequently assigned the mortgage to The Bank
of New York Mellon, f/k/a The Bank of New York as successor in interest to JPMorgan
Chase Bank, N.A. as Trustee for NovaStar Mortgage Funding Trust, Series 2003-1,
NovaStar Home Equity Loan Asset-Backed Certificates, Series 2003-1. Said mortgage was
re-recorded on December 5, 2003 as document 0333945253.

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3. Said Mortgage encumbers the following described property:

LOT 7 IN BLOCK 30 IN THE WEST AUBURN SUBDIVISION OF BLOCKS 17, 18, 19, 20, 29, 30, 31 AND 32 IN THE SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 29, TOWN 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN. SITUATED IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 7826 S. Peoria St, Chicago, IL 60620

Tax I.D. #: 20294290200000

By: _____



Kimberly J Goodell (ARDC#6305436)

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

Ocwen Loan Servicing, LLC
Sharon Robinson
P.O Box 785061, Orlando, FL 32878
800-390-4656

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@potestivojlaw.com
Our File No : 115677

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State of Illinois
County of Cook

Atty No. 115677

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

2019CH03045

THE BANK OF NEW YORK MELLON, F/K/A THE
BANK OF NEW YORK AS SUCCESSOR IN INTEREST
TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR
NOVASTAR MORTGAGE FUNDING TRUST, SERIES
2003-1, NOVASTAR HOME EQUITY LOAN ASSET-
BACKED CERTIFICATES, SERIES 2003-1

Case Number: _____
Property: 7826 S. Peoria St, Chicago, IL
60620

Plaintiff,

v.

SABRINA ALLEN AKA SABRINIA R. ALLEN;
DERRICK D. ALLEN; STATE OF ILLINOIS -
DEPARTMENT OF REVENUE; CHICAGO TITLE
LAND TRUST COMPANY, A CORPORATION OF
ILLINOIS, AS TRUSTEE UNDER THE PROVISIONS
OF A CERTAIN TRUST AGREEMENT DATED
SEPTEMBER 11, 2012 AND KNOWN AS TRUST
NUMBER 8002360234; UNKNOWN OWNERS AND
NON-RECORD CLAIMANTS

Defendants


**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, Kimberly J. Goodell, attorney, certify that I prepared this notice on March 7, 2019 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.



Kimberly J. Goodell (ARDC# 6305436)