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Doc# 1924242062 Fee \$88.00

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EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/30/2019 04:28 PM PG: 1 OF 4

19-091282

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

WELLS FARGO BANK, N.A.
PLAINTIFF,

-vs-

AHMED W. AMIRA A/K/A AHMED AMIRA; NERMIN K.
GABR A/K/A NERMIN GABR; AVONDALE MEADOWS
TOWNHOMES ASSOCIATION; STATE OF ILLINOIS;
UNKNOWN OWNERS AND NON-RECORD CLAIMANTS;
UNKNOWN OCCUPANTS

DEFENDANTS

NO.

19CH 9347

PROPERTY ADDRESS:
17919 NIELSEN DRIVE
TINLEY PARK, IL 60477

NOTICE OF FORECLOSURE
LIS PENDENS

I, the undersigned, do hereby certify that the above entitled action was caused to be filed in the above Court.

AND FURTHER SAYETH:

1. Names of Title Holders of Record:

Ahmed Amira and Nermin Gabr, as Tenants by the Entirety

2. The following Mortgage is sought to be foreclosed:

Mortgage made by Ahmed W. Amira and Nermin K. Gabr to Wells Fargo Bank, N.A. and recorded May 10, 2010 as Document No. 1013049050, Loan Modification Agreement recorded February 3, 2017 as Document No. 1703433008, in the Cook County Recorder's Office, having a legal description and common address as follows:

PARCEL 1:

THAT PART OF LOT 14 IN AVONDALE MEADOWS SUBDIVISION PHASE 2, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN AND A RESUBDIVISION OF LOTS 14, 15, 16 AND 17 IN AVONDALE MEADOWS SUBDIVISION PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 18, 1999 AS DOCUMENT NUMBER 99-789515 IN COOK COUNTY, ILLINOIS BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 14; THENCE SOUTH 89 DEGREES 33 MINUTES 49 SECONDS EAST 24.04 FEET ALONG THE SOUTH LINE OF SAID LOT 14; THENCE NORTH 00 DEGREES 26 MINUTES 11 SECONDS EAST 72.83 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 26 MINUTES 11 SECONDS EAST 30.11 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES 49 SECONDS EAST 80.57 FEET THENCE SOUTH 00 DEGREES 15 MINUTES 14 SECONDS WEST 30.11 FEET, THENCE NORTH 89 DEGREES

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33 MINUTES 49 SECONDS WEST 80.66 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER AND UPON COMMON AREAS AS CREATED BY DECLARATION RECORDED AUGUST 30, 1999 AS DOCUMENT NUMBER 99-824542.

Commonly known as 17919 Nielsen Drive, Tinley Park, IL 60477

Permanent Index No.: 27-35-401-035-0000

3. Parties against whom foreclosure is sought:

Ahmed W. Amira a/k/a Ahmed Amira; Nermin K. Gabr a/k/a Nermin Gabr; Avondale Meadows Townhomes Association; State of Illinois; Unknown Owners and Non-Record Claimants; Unknown Occupants

4. The following reformations are sought:

- a) The Mortgage dated April 26, 2010 and recorded on May 10, 2010 as Document No. 1013049050 and its associated documents contain an inadvertent error in the Legal Description (defect(s) identified in bold)

PARCEL 1:

THAT PART OF LOT 14 IN AVONDALE MEADOWS SUBDIVISION PHASE 2, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN AND A RESUBDIVISION OF LOTS 14, 15, 16 AND 17 IN AVONDALE MEADOWS SUBDIVISION PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 18, 1999 AND 99-789515 IN COOK COUNTY, ILLINOIS BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 14; THENCE SOUTH 89 DEGREES 33 MINUTES 49 SECONDS EAST 24.04 FEET ALONG THE SOUTH LINE OF SAID LOT 14; THENCE NORTH 00 DEGREES 26 MINUTES 11 SECONDS EAST 72.83 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 26 MINUTES 11 SECONDS EAST 30.11 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES 49 SECONDS EAST 80.57 FEET THENCE SOUTH 00 DEGREES 15 MINUTES 14 SECONDS WEST 30.11 FEET, THENCE NORTH 89 DEGREES 33 MINUTES 49 SECONDS WEST 80.66 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER AND UPON COMMON AREAS AS CREATED BY DECLARATION RECORDED AUGUST 30, 1999 AS DOCUMENT NUMBER 99-824542.

The accurate Legal Description on the Mortgage and its associated documents is (correction(s) identified in bold):

PARCEL 1:

THAT PART OF LOT 14 IN AVONDALE MEADOWS SUBDIVISION PHASE 2, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN AND A RESUBDIVISION OF LOTS 14, 15, 16 AND 17 IN AVONDALE MEADOWS SUBDIVISION PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 18, 1999 AS DOCUMENT NUMBER 99-789515 IN COOK COUNTY, ILLINOIS BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 14; THENCE SOUTH 89 DEGREES 33 MINUTES 49 SECONDS EAST 24.04 FEET ALONG THE SOUTH LINE OF SAID LOT 14; THENCE NORTH 00 DEGREES 26 MINUTES 11 SECONDS EAST 72.83 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 26 MINUTES 11 SECONDS EAST 30.11 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES 49 SECONDS EAST 80.57 FEET THENCE SOUTH 00 DEGREES 15 MINUTES 14 SECONDS WEST 30.11 FEET, THENCE NORTH 89 DEGREES 33 MINUTES 49 SECONDS WEST 80.66 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER AND UPON COMMON AREAS AS CREATED BY DECLARATION RECORDED AUGUST 30, 1999 AS DOCUMENT NUMBER 99-824542.

- b) The Warranty Deed dated September 5, 2006 and recorded on September 20, 2006 as Document No. 0626302114 and its associated documents contain an inadvertent error in the Legal Description (defect(s) identified in bold)

PARCEL 1:

THAT PART OF LOT 14 IN AVONDALE MEADOWS SUBDIVISION PHASE 2, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN AND A RESUBDIVISION OF LOTS 14, 15, 16 AND 17 IN AVONDALE MEADOWS SUBDIVISION PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 18, 1999 AND 99-789515 IN COOK COUNTY, ILLINOIS BEING DESCRIBED AS FOLLOWS:

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COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 14; THENCE SOUTH 89 DEGREES 33 MINUTES 49 SECONDS EAST 24.04 FEET ALONG THE SOUTH LINE OF SAID LOT 14; THENCE NORTH 00 DEGREES 26 MINUTES 11 SECONDS EAST 72.83 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 26 MINUTES 11 SECONDS EAST 30.11 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES 49 SECONDS EAST 80.57 FEET THENCE SOUTH 00 DEGREES 15 MINUTES 14 SECONDS WEST 30.11 FEET, THENCE NORTH 89 DEGREES 33 MINUTES 49 SECONDS WEST 80.66 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER AND UPON COMMON AREAS AS CREATED BY DECLARATION RECORDED AUGUST 30, 1999 AS DOCUMENT NUMBER 99-824542.

The accurate Legal Description on the Warranty Deed and its associated documents is (correction(s) identified in bold):

PARCEL 1:

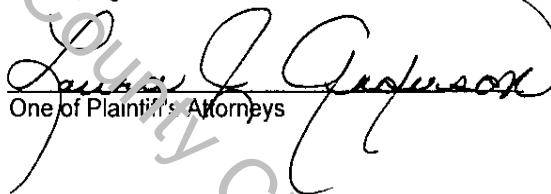
THAT PART OF LOT 14 IN AVONDALE MEADOWS SUBDIVISION PHASE 2, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN AND A RESUBDIVISION OF LOTS 14, 15, 16 AND 17 IN AVONDALE MEADOWS SUBDIVISION PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 18, 1999 AS DOCUMENT NUMBER 99-89015 IN COOK COUNTY, ILLINOIS BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 14; THENCE SOUTH 89 DEGREES 33 MINUTES 49 SECONDS EAST 24.04 FEET ALONG THE SOUTH LINE OF SAID LOT 14; THENCE NORTH 00 DEGREES 26 MINUTES 11 SECONDS EAST 72.83 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 26 MINUTES 11 SECONDS EAST 30.11 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES 49 SECONDS EAST 80.57 FEET THENCE SOUTH 00 DEGREES 15 MINUTES 14 SECONDS WEST 30.11 FEET, THENCE NORTH 89 DEGREES 33 MINUTES 49 SECONDS WEST 80.66 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER AND UPON COMMON AREAS AS CREATED BY DECLARATION RECORDED AUGUST 30, 1999 AS DOCUMENT NUMBER 99-824542.

Wells Fargo Bank, N.A.


One of Plaintiff's Attorneys

PREPARED BY:

Randal S. Berg (6277119)
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THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. PLEASE BE ADVISED THAT IF YOUR PERSONAL LIABILITY FOR THIS DEBT HAS BEEN EXTINGUISHED BY A DISCHARGE IN BANKRUPTCY OR BY AN ORDER GRANTING IN REM RELIEF FROM STAY, THIS NOTICE IS PROVIDED SOLELY TO FORECLOSE THE MORTGAGE REMAINING ON YOUR PROPERTY AND IS NOT AN ATTEMPT TO COLLECT THE DISCHARGED PERSONAL OBLIGATION.

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

WELLS FARGO BANK, N.A.
PLAINTIFF,

-vs-

AHMED W. AMIRA A/K/A AHMED AMIRA;
NERMIN K. GABR A/K/A NERMIN GABR;
AVONDALE MEADOWS TOWNHOMES
ASSOCIATION; STATE OF ILLINOIS;
UNKNOWN OWNERS AND NON-RECORD
CLAIMANTS; UNKNOWN OCCUPANTS

DEFENDANTS

NO. 19 CH 9347

CALENDAR NO: 62

PROPERTY ADDRESS:
17919 NIELSEN DRIVE
TINLEY PARK, IL 60477

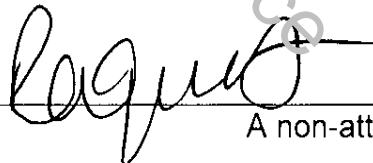
CERTIFICATE OF SERVICE

The undersigned, a non-attorney, states that he/she has emailed a copy of the Lis Pendens attached hereto to the Illinois Department of Financial and Professional Regulation, Division of Banking, at VeritecOps@LAPLD.com on 8/23/19

Certification Pursuant to 735 ILCS 5/1-109

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, except as to matters therein stated to be on information and belief and as to such matters the undersigned certifies as aforesaid that he/she verily believes the same to be true.

Dated: 8/23/19


A non-attorney

Shapiro Kreisman & Associates, LLC
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Attorney No: 42168

Raquel Sonanes
Foreclosure Specialist