



Doc# 1927501016 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/02/2019 10:17 AM PG: 1 OF 3

19-091378

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

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
PLAINTIFF

-vs-

VIVIAN E. BOYD A/K/A VIVIAN BOYD; THE KIMBARK  
ESTATES CONDOMINIUM ASSOCIATION; UNKNOWN  
OWNERS AND NON-RECORD CLAIMANTS; UNKNOWN  
OCCUPANTS

DEFENDANTS

NO. 19CH 10335

PROPERTY ADDRESS:  
6324 SOUTH KIMBARK AVENUE  
UNIT 200  
CHICAGO, IL 60637

**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:

Vivian N. Boyd

2. The following Mortgage is sought to be foreclosed:

Mortgage made by Vivian E. Boyd to Mortgage Electronic Registration Systems, Inc., as nominee for CitiMortgage, Inc. and recorded April 10, 2007 as Document No. 0710035036 in the Cook County Recorder's Office, having a legal description and common address as follows:

PARCEL 1: UNIT 200 AND UNIT P-11 TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS OF KIMBARK ESTATES CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0318818024, AS AMENDED FROM TIME TO TIME, IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-200, A LIMITED COMMON ELEMENTS, AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT 0318818024.

Commonly known as 6324 South Kimbark Avenue, Unit 200, Chicago, IL 60637

Permanent Index No.: 20-23-200-053-1006 & 20-23-200-053-1028

3. Parties against whom foreclosure is sought:

Vivian E. Boyd a/k/a Vivian Boyd; The Kimbark Estates Condominium Association; Unknown Owners and Non-Record Claimants; Unknown Occupants

4. The following reformation is sought:

**UNOFFICIAL COPY**

19-091378

- a) The Mortgage dated March 29, 2007 and recorded on April 10, 2007 as Document No. 0710035036 and its associated documents contain an inadvertent error in the Legal Description (defect(s) identified in bold)

PARCEL 1: UNIT 200 AND UNIT P-11 TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS OF KIMBARK ESTATES CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0318818024, AS AMENDED FROM TIME TO TIME, IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 23, **TOWNSHIP 38\* NORTH**, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-200, A LIMITED COMMON ELEMENTS, AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT 0318818024.

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

PARCEL 1: UNIT 200 AND UNIT P-11 TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS OF KIMBARK ESTATES CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0318818024, AS AMENDED FROM TIME TO TIME, IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 23, **TOWNSHIP 38 NORTH**, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-200, A LIMITED COMMON ELEMENTS, AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT 0318818024.

Nationstar Mortgage LLC d/b/a Mr. Cooper

One of Plaintiff's Attorneys

PREPARED BY:

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Provest  
 1 East 22<sup>nd</sup> Street, Suite 120  
 Lombard, IL 60148

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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-vs-

VIVIAN E. BOYD A/K/A VIVIAN BOYD; THE  
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ASSOCIATION; UNKNOWN OWNERS AND  
NON-RECORD CLAIMANTS; UNKNOWN  
OCCUPANTS

DEFENDANTS

NO. 19 CH 10335

CALENDAR NO: 62

PROPERTY ADDRESS:  
6324 SOUTH KIMBARK AVENUE  
UNIT 200  
CHICAGO, IL 60637

### 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@ILAPLD.com on 9/26/19

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: 9/26/19

  
A non-attorney

**Raquel Sonanes**  
**Foreclosure Specialist**

Shapiro Kreisman & Associates, LLC  
Attorney for Plaintiff  
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Bannockburn, IL 60015  
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