

# UNOFFICIAL COPY

Doc#. 2000249208 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 01/02/2020 12:08 PM Pg: 1 of 3

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

J.P. MORGAN MORTGAGE ACQUISITION CORP

Plaintiff

v.

THOMAS DURKIN; TERRY DURKIN;  
UNKNOWN OWNERS AND NON RECORD  
CLAIMANTS

Defendant

NO: 2019CH14645

Property Address:  
3714 Rose Manor Terrace  
Markham, IL 60428

## NOTICE OF FORECLOSURE LIS PENDENS

I, the undersigned, do hereby certify that the above entitled cause was filed in the above Court on  
12/19/2019, for Foreclosure and is now pending in said Court.

AND FURTHER SAYETH:

1. Names of Title Holders of Record:

Terry Durkin, Thomas Durkin

2. The following Mortgage is sought to be foreclosed:

Mortgage dated June 30, 2007 and recorded August 15, 2007 as Document No. 0722756037, in Cook County Recorder of Deeds, by and between Terry Durkin, Thomas Durkin, as mortgagor(s), and Mortgage Electronic Registration Systems, Inc., as nominee for Fidelity Mortgage of NY a division of Delta Funding Corporation as mortgagee who subsequently assigned the mortgage to J.P. Morgan Mortgage Acquisition Corp. Subject Mortgage was modified by a Loan Modification Agreement dated April 4, 2016 as Document Number 1724947002.

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3. Said Mortgage encumbers the following described property:

LOT 17 IN BLOCK 3 IN ARTHUR T. MCINTOSH AND COMPANY'S SOUTHTOWN MANOR BEING A SUBDIVISION IN THE NORTHWEST FRACTIONAL QUARTER (1/4) SOUTH OF THE INDIAN BOUNDARY LINE, SECTION 23, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 3714 Rose Manor Terrace, Markham, IL 60428

Tax I.D. #: 28-23-116-017-0000

By:   
Alexander B. Potestivo (ARDC#6327455)

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

Rushmore Loan Management Services  
Christie Martin  
15480 Laguna Canyon Road, Irvine, CA 92618  
949-341-5645

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

Potestivo & Associates, P.C.  
Alexander B. Potestivo (ARDC#6327455)  
Artapong Sriratana (ARDC#6298717)  
M. Michael Sadic (ARDC#6308125)  
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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.: 310661

Property of Cook County Clerk's Office

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Atty File No. 310661

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COUNTY DEPARTMENT – CHANCERY DIVISION

J.P. MORGAN MORTGAGE ACQUISITION CORP

Plaintiff,

Case Number: 2019CH14645  
Property: 3714 Rose Manor Terrace,  
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v.

THOMAS DURKIN; TERRY DURKIN; UNKNOWN  
OWNERS AND NON RECORD CLAIMANTS

Defendants

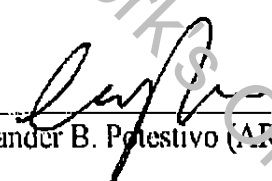
**COMPLIANCE WITH PREDATORY LENDING DATABASE SECTION  
OF RESIDENTIAL REAL PROPERTY DISCLOSURE ACT**

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

**CERTIFICATION**

I, Alexander B. Potestivo, an attorney, certify that I prepared this notice on 12/18/19 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.

  
\_\_\_\_\_  
Alexander B. Potestivo (AREC#6327455)