

# UNOFFICIAL COPY

Doc#: 2000355105 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 01/03/2020 10:59 AM Pg: 1 of 4

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

FIRSTBANK,

Plaintiff

vs.

UNKNOWN HEIRS AND DEVISEES OF LARRY  
CROSBY, DECEASED, UNKNOWN  
CLAIMANTS AND LIENHOLDERS AGAINST  
THE ESTATE OF LARRY CROSBY, DECEASED,  
UNKNOWN CLAIMANTS AND LIENHOLDERS  
AGAINST THE UNKNOWN HEIRS AND  
DEVISEES OF LARRY CROSBY, DECEASED,  
LARRY CROSBY, JR. and CLARENCE SQUARE  
TOWNHOME ASSOCIATION,

Defendants.

CASE NO. 19-CH-14833  
CALENDAR

PROPERTY ADDRESS:  
1192 CLARENCE AVENUE,  
UNIT #1  
OAK PARK, IL 60304

**NOTICE OF FORECLOSURE (LIS PENDENS)**  
**(735 ILCS 5/15 1503)**

The undersigned certifies that the above entitled mortgage foreclosure action was filed on December 23, 2019 and is now pending.

- i. The names of all plaintiffs and the case number are identified above.
- ii. The court in which said action was brought is identified above.
- iii. The names of the title holders of record are: Larry Crosby.
- iv. A legal description of the real estate sufficient to identify it with reasonable certainty is as follows:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY  
OF OAK PARK, COUNTY OF COOK, STATE OF ILLINOIS AND IS  
DESCRIBED AS FOLLOWS:

# UNOFFICIAL COPY

THE WEST 24.50 FEET OF THE NORTH 65 FEET OF LOTS 21 TO 28,  
TAKEN AS A TRACT, IN BLOCK 12 IN SWIGART'S SUBDIVISION OF LOT  
5 AND THE WEST 33 FEET OF LOT 6 IN THE SUBDIVISION OF SECTION  
18, (EXCEPT THE WEST 1/2 OF THE SOUTHWEST 1/4 THEREOF)  
TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 16-18-425-043-0000

v. A common address or description of the location of the real estate is as follows:  
1192 Clarence Avenue, Unit #1, Oak Park, IL 60304

vi. An identification of the mortgage sought to be foreclosed is as follows:

Names of Mortgagors: Larry Crosby, deceased as of June 16, 2019

Name of Mortgagee: "MERS", Mortgage Electronic Registration Systems, Inc., as  
nominee for JG Wentworth Home Lending, LLC

Date of Mortgage: March 4, 2019

Date of recording: March 13, 2019

County where recorded: Cook County

Recording document identification: Document No. 1907208174

Dated this 30th day of December, 2019

Signature \_\_\_\_\_

Faiq Mihlar  
Attorney for Plaintiff

Address: 111 East Main Street, Decatur, IL 62523

Attorney of Record  Party to said cause  
(check one)

This document was prepared by: Faiq Mihlar  
Heavner, Beyers & Mihlar, LLC

Whose address is: P.O. Box 740  
Decatur, IL 62525

MAIL TO: Heavner, Beyers & Mihlar, LLC  
P.O. Box 740  
Decatur, IL 62525

NO CHANGE IN TAXES

Faiq Mihlar (#6274089)  
HEAVNER, BEYERS & MIHLAR, LLC - #40387  
Attorneys at Law  
P.O. Box 740  
Decatur, IL 62525

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

FIRSTBANK,

Plaintiff,

vs.

UNKNOWN HEIRS AND DEVISEES OF LARRY  
CROSBY, DECEASED, UNKNOWN  
CLAIMANTS AND LIENHOLDERS AGAINST  
THE ESTATE OF LARRY CROSBY, DECEASED,  
UNKNOWN CLAIMANTS AND LIENHOLDERS  
AGAINST THE UNKNOWN HEIRS AND  
DEVISEES OF LARRY CROSBY, DECEASED,  
LARRY CROSBY, JR. and CLARENCE SQUARE  
TOWNHOME ASSOCIATION,

Defendants.

CASE NO. 19-CH-14833  
CALENDAR

PROPERTY ADDRESS:  
1192 CLARENCE AVENUE,  
UNIT #1  
OAK PARK, IL 60304

## CERTIFICATE OF SERVICE

I caused to be sent via electronic mail a copy of the Notice of Foreclosure (Dis  
Pends) address as follows:

Illinois Department of Financial and Professional Regulation  
Division of Banking  
ATTN: Anti Predatory Lending Database  
veritecops@ilaplrd.com

# UNOFFICIAL COPY

**LEGAL:**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF OAK PARK, COUNTY OF COOK, STATE OF ILLINOIS AND IS DESCRIBED AS FOLLOWS:

THE WEST 24.50 FEET OF THE NORTH 65 FEET OF LOTS 21 TO 28, TAKEN AS A TRACT, IN BLOCK 12 IN SWIGART'S SUBDIVISION OF LOT 5 AND THE WEST 33 FEET OF LOT 6 IN THE SUBDIVISION OF SECTION 18, (EXCEPT THE WEST 1/2 OF THE SOUTHWEST 1/4 THEREOF) TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 16-18-425-043-0000

Commonly known as: 1192 Clarence Avenue, Unit #1, Oak Park, IL 60304

\_\_\_\_\_  
Faiq Mihlar  
Heavner, Beyers & Mihlar, LLC

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.

Dated 12/30/19 By \_\_\_\_\_  
Faiq Mihlar (#6274089), Its Attorney  
Of Heavner, Beyers & Mihlar, LLC

**PREPARED BY AND RETURN TO:**  
Faiq Mihlar (#6274089)  
HEAVNER, BEYERS & MIHLAR, LLC - #40387  
Attorneys at Law  
P.O. Box 740  
Decatur, IL 62525

Send Notice/Pleadings to:  
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