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Doc#. 2003108161 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 01/31/2020 12:16 PM Pg: 1 of 3

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

Deutsche Bank National Trust Company, as Trustee
for Argent Securities Inc., Asset-Backed Pass-
Through Certificates, Series 2004-W10

Plaintiff

v.

Derege Abebe; Unknown Owners and Non-Record
Claimants

Defendant

NO: 2019CH13841

Property Address:
14306 S Edbrooke Ave
Riverdale, IL 60827

NOTICE OF FORECLOSURE **LIS PENDENS**

I, the undersigned, do hereby certify that the above entitled cause was filed in the above Court on
12/02/2019, for Foreclosure and is now pending in said Court.

AND FURTHER SAYETH:

1. Names of Title Holders of Record:

Derege Abebe

2. The following Mortgage is sought to be foreclosed:

Mortgage dated July 30, 2004 and recorded August 12, 2004 as Document No. 0422533260, in Cook County Recorder of Deeds, by and between Derege Abebe, as mortgagor(s), and Argent Mortgage Company, LLC as mortgagee who subsequently assigned the mortgage to Deutsche Bank National Trust Company, as Trustee for Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-W10 by Assignment of Mortgage dated February 13, 2009 and recorded February 18, 2009 as Document No. 0904908338. Subject Mortgage was modified by a Loan Modification Agreement dated January 1, 2011.

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3. Said Mortgage encumbers the following described property:

LOT 4 IN BLOCK 61 IN IVANHOE UNIT NUMBER 3, BEING BRANIGAR BROTHER'S SUBDIVISION OF PARTS OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 AND THE NORTH 1/2 OF THE SOUTHWEST 1/4 AND THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON AUGUST 27, 1925 AS DOCUMENT 9017428, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 14306 S Edbrooke Ave, Riverdale, IL 60827

Tax I.D. #: 29-04-414-016-0000

By: 

Poulami Mal (ARDC#6330071)

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

PHH Mortgage
Thomas Donofrio
2001 Bishops Gate Blvd., Mail Stop SV-01, Mt. Laurel, IL
800-750-2518

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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Our File No.: 311566

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State of Michigan
County of Oakland

Atty File No. 311566

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

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS
TRUSTEE FOR ARGENT SECURITIES INC., ASSET-
BACKED PASS-THROUGH CERTIFICATES, SERIES
2004-W10

Plaintiff,

v.

DEREGE ABEBE; UNKNOWN OWNERS AND NON-
RECORD CLAIMANTS

Defendants

Case Number: 2019CH13841

Property: 14306 S Edbrooke Ave,
Riverdale, IL 60827

**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, Poulami Mal, attorney, certify that I prepared this notice on 11/27/2019 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.



Poulami Mal (ARDC#6330071)