



\*2005210017\*

Doc# 2005210017 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/21/2020 08:41 AM PG: 1 OF 3

19-092253

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

WELLS FARGO BANK, N.A., AS TRUSTEE FOR  
FIRST FRANKLIN MORTGAGE LOAN TRUST 2004-  
FFH3 ASSET-BACKED CERTIFICATES 2004-FFH3  
PLAINTIFF,

-vs-

CORNELIUS FRANKLIN A/K/A CORNELIUS  
ARDELL FRANKLIN A/K/A CORNELIUS A.  
FRANKLIN; LATISHA FRANKLIN A/K/A LATISHA T.  
FRANKLIN; UNKNOWN OWNERS AND NON-  
RECORD CLAIMANTS; UNKNOWN OCCUPANTS  
DEFENDANTS

NO. 2004998

PROPERTY ADDRESS:  
3330 MAGNOLIA DRIVE  
MARKHAM, IL 60428

**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:

Cornelius Franklin and Latisha Franklin, as Tenants by the Entirety

2. The following Mortgage is sought to be foreclosed:

Mortgage made by Cornelius Franklin and Latisha Franklin to First Franklin Financial Corp., subsidiary of National City Bank of Indiana and recorded July 26, 2004 as Document No. 0420816083, Loan Modification Agreement recorded April 8, 2009 as Document No. 0909819005, in the Cook County Recorder's Office, having a legal description and common address as follows:

LOT 92 IN FIRST ADDITION TO COUNTRY AIRE ESTATES, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF FRACTIONAL SECTION 14, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 3330 Magnolia Drive, Markham, IL 60428

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19-092253

Permanent Index No.: 28-14-210-041-0000

3. Parties against whom foreclosure is sought:


Cornelius Franklin a/k/a Cornelius Ardell Franklin a/k/a Cornelius A. Franklin; Latisha Franklin a/k/a Latisha T. Franklin; Unknown Owners and Non-Record Claimants; Unknown Occupants

4. The following reformation is sought:

a) The Loan Modifications dated August 1, 2008 and recorded on April 8, 2009 as Document No. 0909819005 and its associated documents contain an inadvertent error in the Legal Description. The accurate Legal Description on the Loan Modification and its associated documents is:

LOT 92 IN FIRST ADDITION TO COUNTRY AIRE ESTATES, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF FRACTIONAL SECTION 14, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Wells Fargo Bank, N.A., as Trustee for First Franklin Mortgage Loan Trust 2004-FFH3 Asset-Backed Certificates 2004-FFH3

  
\_\_\_\_\_  
One of Plaintiff's Attorneys

PREPARED BY:

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MAIL TO:

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.

# UNOFFICIAL COPY

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

WELLS FARGO BANK, N.A., AS TRUSTEE  
FOR FIRST FRANKLIN MORTGAGE LOAN  
TRUST 2004-FFH3 ASSET-BACKED  
CERTIFICATES 2004-FFH3  
PLAINTIFF,

NO. 20 CH 998

-vs-

CORNELIUS FRANKLIN A/K/A CORNELIUS  
ARDELL FRANKLIN A/K/A CORNELIUS A.  
FRANKLIN; LATISHA FRANKLIN A/K/A  
LATISHA T. FRANKLIN; UNKNOWN  
OWNERS AND NON-RECORD  
CLAIMANTS; UNKNOWN OCCUPANTS  
DEFENDANTS

PROPERTY ADDRESS:  
3330 MAGNOLIA DRIVE  
MARKHAM, IL 60428


### 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 2/11/2020

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: 2/11/2020

  
A non-attorney

Raquel Sonanes  
Foreclosure Specialist

Shapiro Kreisman & Associates, LLC  
Attorney for Plaintiff  
2121 Waukegan Road, Suite 301  
Bannockburn, IL 60015  
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