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Doc# 2005210019 Fee \$88.00

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EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/21/2020 08:53 AM PG: 1 OF 4

20-092844

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

WELLS FARGO BANK, N.A.  
PLAINTIFF,

-vs-

RAY B. HARRELL A/K/A RAY HARRELL, FEDERAL  
DEPOSIT INSURANCE CORPORATION AS  
RECEIVER FOR EDGEBROOK BANK; UNKNOWN  
OWNERS AND NON-RECORD CLAIMANTS;  
UNKNOWN OCCUPANTS

DEFENDANTS

NO. 20CH975

PROPERTY ADDRESS:  
7424 SOUTH PHILLIPS AVENUE  
CHICAGO, IL 60649

**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:

Ray Harrell

2. The following Mortgage is sought to be foreclosed:

Mortgage made by Ray B. Harrell to Mortgage Electronic Registration Systems, Inc., as nominee for PHH Home Loans, LLC and recorded November 2, 2016 as Document No. 1630708098 in the Cook County Recorder's Office, having a legal description and common address as follows:

THE SOUTH 33-1/2 FEET OF THE NORTH 64-1/2 FEET OF LOT 34 IN DIVISION 4 OF SOUTH SHORE SUBDIVISION, BEING A SUBDIVISION OF THE NORTH FRACTIONAL 1/2 OF FRACTIONAL SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH A RESUBDIVISION OF LOTS 1, 2, 4, 64, 66, 126, 127 AND 128 IN DIVISION 1 OF WESTFALL'S SUBDIVISION OF 208 ACRES, BEING THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 30 AFORESAID, IN COOK COUNTY, ILLINOIS.

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Commonly known as 7424 South Phillips Avenue, Chicago, IL 60649

Permanent Index No.: 21-30-115-020-0000

3. Parties against whom foreclosure is sought:

Ray B. Harrell a/k/a Ray Harrell; Federal Deposit Insurance Corporation as Receiver for Edgebrook Bank; Unknown Owners and Non-Record Claimants; Unknown Occupants

4. The following reformation is sought:

- a) The Mortgage dated October 24, 2016 and recorded on November 2, 2016 as Document No. 1630703098 and its associated documents contain an inadvertent error in the Legal Description (defect(s) identified in bold)

THE SOUTH 33-1/2 ~~FEET~~ OF THE NORTH 64-1/2 FEET OF LOT 34 IN DIVISION 4 OF SOUTH SHORE SUBDIVISION, BEING A SUBDIVISION OF THE NORTH FRACTIONAL 1/2 OF FRACTIONAL SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH A **SUBDIVISION** OF LOTS 1, 2, 4, 64, 66, 126, 127 AND 128 IN DIVISION 1 OF WESTFALL'S SUBDIVISION OF 208 ACRES, BEING THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 30 AFORESAID, IN COOK COUNTY, ILLINOIS.

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

THE SOUTH 33-1/2 ~~FEET~~ OF THE NORTH 64-1/2 FEET OF LOT 34 IN DIVISION 4 OF SOUTH SHORE SUBDIVISION, BEING A SUBDIVISION OF THE NORTH FRACTIONAL 1/2 OF FRACTIONAL SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH A **RESUBDIVISION** OF LOTS 1, 2, 4, 64, 66, 126, 127 AND 128 IN DIVISION 1 OF WESTFALL'S SUBDIVISION OF 208 ACRES, BEING THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 30 AFORESAID, IN COOK COUNTY, ILLINOIS.

- b) The Warranty Deed dated October 24, 2016 and recorded on November 2, 2016 as Document No. 1630708097 and its associated documents contain an inadvertent error in the Legal Description (defect(s) identified in bold)

THE SOUTH 33-1/2 ~~FEET~~ OF THE NORTH 64-1/2 FEET OF LOT 34 IN DIVISION 4 OF SOUTH SHORE SUBDIVISION, BEING A SUBDIVISION OF THE NORTH FRACTIONAL 1/2 OF FRACTIONAL SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH A **SUBDIVISION** OF LOTS 1, 2, 4, 64, 66, 126, **12** AND 128 IN DIVISION 1 OF WESTFALL'S SUBDIVISION OF 208 ACRES, BEING THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 30 AFORESAID, IN COOK COUNTY, ILLINOIS.

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

THE SOUTH 33-1/2 ~~FEET~~ OF THE NORTH 64-1/2 FEET OF LOT 34 IN DIVISION 4 OF SOUTH SHORE SUBDIVISION, BEING A SUBDIVISION OF THE NORTH FRACTIONAL 1/2 OF FRACTIONAL SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH A **RESUBDIVISION** OF LOTS 1, 2, 4, 64, 66, 126, **127** AND 128 IN DIVISION 1 OF WESTFALL'S SUBDIVISION OF 208 ACRES, BEING THE

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EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION  
30 AFORESAID, IN COOK COUNTY, ILLINOIS.

Wells Fargo Bank, N.A.

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

PREPARED BY:

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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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WELLS FARGO BANK, N.A.  
PLAINTIFF,

-vs-

RAY B. HARRELL A/K/A RAY HARRELL;  
FEDERAL DEPOSIT INSURANCE  
CORPORATION AS RECEIVER FOR  
EDGEBROOK BANK; UNKNOWN OWNERS  
AND NON-RECORD CLAIMANTS;  
UNKNOWN OCCUPANTS

DEFENDANTS

NO. 20 CH 975

CALENDAR NO: 64

PROPERTY ADDRESS:  
7424 SOUTH PHILLIPS AVENUE  
CHICAGO, IL 60649

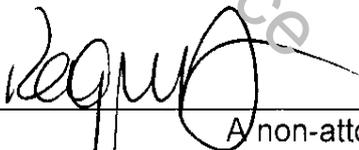
### CERTIFICATE OF SERVICE

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 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

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Attorney for Plaintiff  
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Bannockburn, IL 60015  
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