

# UNOFFICIAL COPY

Doc#. 2115406245 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/03/2021 11:39 AM Pg: 1 of 4

LIS PENDENS/  
NOTICE OF FORECLOSURE

PREPARED BY & RETURN TO:  
The Wirbicki Law Group LLC  
33 W. Monroe St., Suite 1540  
Chicago, IL 60603  
Phone: 312-360-9455

**"THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION  
OBTAINED WILL BE USED FOR THAT PURPOSE"**

**W21-0113  
42463**

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

HSBC Bank USA, N.A., as Trustee for the registered  
holders of Nomura Asset Acceptance Corporation,  
Alternative Loan Trust, Series 2005-S3;  
Plaintiff,

vs.

Tamara Rosser; Unknown Owners and Non Record  
Claimants;  
Defendants.

Case No. 2021CH02615

2709 Simpson Street, Evanston, IL 60201

## NOTICE OF FORECLOSURE

I, the undersigned, do hereby certify that the above entitled cause was filed in the above Court on the 27th day of May, 2021, for Foreclosure of a Mortgage and that the property affected by said cause is described as follows:

LOT 18 IN BLOCK 6 IN MCDANIEL'S ADDITION TO EVANSTON, BEING A  
SUBDIVISION OF THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST  
1/4 OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD  
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

C/K/A: 2709 Simpson Street, Evanston, IL 60201

PIN: 10-11-420-024-0000

# UNOFFICIAL COPY

The subject mortgage has been recorded/registered as:

Date of Mortgage: April 14, 2005

Date and place of recording: April 25, 2005 / Cook County Recorder of Deeds

Document No: 0511511161

Amount of Mortgage: \$71,600.00

Name of present owners of the real estate: Tamara Rosser

SIGNATURE:



Russell C. Wirbicki (6186310)  
Attorney of Record

Russell C. Wirbicki (6186310)  
Christopher J. Irk (6300084)  
Cory J. Harris (6319221)  
David A. Drescher (6301378)  
Tracey M. Coons (6311050)  
The Wirbicki Law Group LLC  
Attorney for Plaintiff  
33 W. Monroe St., Suite 1540  
Chicago, IL 60603  
Phone: 312-360-9455  
Atty. No. 42463  
W21-0113  
pleadings.il@wirbickilaw.com

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**W21-0113  
42463**

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HSBC Bank USA, N.A., as Trustee for the registered  
holders of Nomura Asset Acceptance Corporation,  
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Claimants;  
Defendants.

Case No. 2021CH02615

2709 Simpson Street, Evanston, IL 60201

**NOTICE OF FILING LIS PENDENS**

**TO:** Illinois Department of Financial and Professional Regulation  
Division of Banking  
100 W. Randolph St., 9<sup>th</sup> Floor  
Chicago, Illinois 60601

PLEASE TAKE NOTICE THAT on or about the 23<sup>th</sup> day of May, 2021, the undersigned recorded a Lis Pendens with the Cook County Recorder of Deeds.

PIN: 10-11-420-024-0000

COMMON ADDRESS: 2709 Simpson Street, Evanston, IL 60201

/s/Russell C. Wirbicki

Attorney for Plaintiff

Russell C. Wirbicki (6186310)  
Christopher J. Irk (6300084)  
Cory J. Harris (6319221)  
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W21-0113  
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\*WLG5205391WLG\*

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## CERTIFICATE OF SERVICE

I, the undersigned, being first on oath duly sworn, deposes and states that a true copy of the above and foregoing **Notice of Filing** was:

- personally delivered                       mailed by depositing said documents in the U.S. Mail at  
33 W. Monroe St., Suite 1540, Chicago, IL 60603,  
postage prepaid
- E-mailed to the Illinois  
Department of Financial and  
Professional Regulation

To the above-named address as shown above on the 28<sup>th</sup> day of May, 2021 in accordance with HB4050 Illinois Predatory Lending Database Pilot Program.

/s/Russell C. Wirbicki