

# UNOFFICIAL COPY

Doc#: 2118003234 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/29/2021 07:42 AM Pg: 1 of 3

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

Deutsche Bank National Trust Company, as Trustee  
for Ameriquest Mortgage Securities Inc., Asset-  
Backed Pass-Through Certificates, Series 2004-R10

Plaintiff

v.

Wendell Tyler; Unknown Owners and Non-Record  
Claimants

Defendant

NO: 2021CH02978

Property Address:  
11035 S La Salle St  
Chicago, IL 60628

**NOTICE OF FORECLOSURE**  
**LIS PENDENS**

I, the undersigned, do hereby certify that the above entitled cause was filed in the above Court on  
6/21/2021, for Foreclosure and is now pending in said Court.

AND FURTHER SAYETH:

1. Names of Title Holders of Record:

Wendell Tyler

2. The following Mortgage is sought to be foreclosed:

Mortgage dated November 4, 2004 and recorded December 16, 2004 as Document No. 0435141212, in Cook County Recorder of Deeds, by and between Wendell Tyler, as mortgagor(s), and Ameriquest Mortgage Company as mortgagee who assigned the mortgage through mesne assignments to Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2004-R10 by Assignment of Mortgage dated September 29, 2020 and recorded October 26, 2020 as Document No. 2030040202, in Cook County Recorder of Deeds.

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3. Said Mortgage encumbers the following described property:

LOT TWO HUNDRED ELEVEN (211) AND LOT TWO HUNDRED TWELVE (212) IN BLOCK THREE (3) IN YOUNG AND CLARKSON'S THIRD ADDITION TO KENSINGTON, A SUBDIVISION OF NORTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) (EXCEPT THE EAST 13.565 FEET) OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINIOS.

COMMONLY KNOWN AS: 11935 S La Salle St, Chicago, IL 60628

Tax I.D. #: 25-28-205-018-0000

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)  
Marc Wagman (ARDC#6282192)  
Poulami Mal (ARDC#6330071)  
Charlotte A. Haack (ARDC#6310785)  
Brian Nevel (ARDC#6309777)  
223 W. Jackson Blvd., Suite 610  
Chicago, Illinois 60606  
Telephone: (312) 263-0003  
Main Fax: (312) 263-0002  
Cook County Firm ID #: 43932  
DuPage County Firm ID # 223623  
Attorneys for Plaintiffs  
ilpleadings@potestivolaw.com  
Our File No.: 314015

Property of Cook County Clerk's Office

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Atty File No. 314015

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
COUNTY DEPARTMENT – CHANCERY DIVISIONDEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR AMERIQUEST MORTGAGE  
SECURITIES INC., ASSET-BACKED PASS-THROUGH  
CERTIFICATES, SERIES 2004-R10

Plaintiff,

v.

WENDELL TYLER; UNKNOWN OWNERS AND  
NON-RECORD CLAIMANTS

Defendants

Case Number: 2021CH02978Property: 11935 S La Salle St, Chicago,  
IL 60628**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 06/16/2021 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)