UNOFFICIAL COPY

Doc#. 2120307199 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 07/22/2021 09:41 AM Pg: 1 of 3

LIS PENDENS NOTICE OF FORECLOSURE

PREPARED BY AND RETURN TO:

Craig Law Firm, Ltd. 2043 Maplewood Circle Suite 100 Naperville, Illinois 60563 (Direct) 630-974-1776 bcraig@craiglawfirm.org

STATE OF ILLINOIS COUNTY OF COOK

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

PS FUNDING, INC.	
Plaintiff,	Gara No. 2021 GH 00054
v.) Case No. 2021 CH 00054
ULTIMA DEVELOPMENT LLC;	
ROLANDO J. DUNCAN;	Commercial Foreclosure
UNKNOWN OWNERS; and) Property: 9726-9728 S Charles St.
and NON-RECORD CLAIMANTS) Chicago, IL 60643
)
Defendants.	

LIS PENDENS AND NOTICE OF FORECLOSURE

I, the undersigned, do hereby certify that the above entitled cause was filed in the above Court on the 6th day of January, 2021, for Foreclosure and is now pending in said Court and that the property affected by said cause is described as follows:

- (i) The names of all Plaintiffs, Defendants and the case number are set forth above.
- (ii) The court in which the action was brought is set forth above.
- (iii) The names of the title holders of record are as follows:

ULTIMA DEVELOPMENT LLC

UNOFFICIAL COPY

(iv) The legal description is:

> THE NORTH 1/2 OF LOT 33 IN BLOCK 5 IN HILLIARD AND DOBBINS FIRST ADDITION TO WASHINGTON HEIGHTS, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 7, AND THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 9726-9728 S Charles St., Chicago, IL 60643

P.I.N. Number: 25-07-219-036-0000

(v) Her diffication of the mortgage sought to be foreclosed:

a) Moltgagnrs: ULTIMA DEVELOPMENT LLC

b) Mortgager: JP LOAN FUNDER LLC

c) Current Mortgagge: PS FUNDING, INC. by assignment

c) Date of mortgage: January 24, 2020

d) Date and place of recording. February 20, 2020 - Cook County Recorder of Deeds, Illinois

e) Document Number: The subject portgage has been recorded/registered as document number:

2005157037. The subject mortgage was assigned by JP LOAN FUNDER LLC to PS

FUNDING, INC pursuant to an assignment of mortgage recorded February 20, 2020 as

document number 2005157038 and an Allonge dated January 24, 2020.

SIGNATURE:

Attorney of Record

Bruce/W. Craig

Bruce W. Craig Craig Law Firm, Ltd. (58124) 2043 Maplewood Circle Suite 100 Naperville, Illinois 60563 (Direct) 630-974-1776

beraig@eraiglawfirm.org

2120307199 Page: 3 of 3

UNOFFICIAL COPY

AFFIRMATION OF NON-RESIDENTIALMORTGAGE MORTGAGE FORECLOSURE LIS PENDENS

The undersigned, as counsel for the Plaintiff, does hereby affirmatively state that the Lis Pendens attached hereto does not relate to a residential mortgage foreclosure and therefore does not require 2-2026

Cook County Clerk's Office a certificate of service under paragraph (g) of 765 ILCS 77/70.