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LIS PENDENS NOTICE

Doc# 2120718014 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/26/2021 05:08 AM Pg: 1 of 4

STATE OF ILLINOIS
COOK COUNTY

IN THE CIRCUIT COURT
OF COOK COUNTY

COOK COUNTY, ILLINOIS

Type or Print Complete Information

[Reserved for Recorder's Use Only]

F21030029

U.S. Bank Trust National Association, not in its
individual capacity, but solely as trustee of Citigroup
Mortgage Loan Trust 2019-E
Plaintiff,

CASE NO. 2021CH03510

vs.

Filed with the Court: 7-19-2021

CIBC Bank USA sbm to The Privatebank and Trust
Company, as Trustee under the Trust Agreement dated
June 25, 2010 known as Trust Number 7402;
Gwendolyn Hicks; Unknown beneficiaries of the Trust
Agreement dated June 25, 2010 and known as Trust
Number 7402; Nevin P. Johnson aka Nevin Johnson;
Unknown Owners and Non-Record Claimants
Defendants.

LIS PENDENS AND NOTICE OF FORECLOSURE

I, the undersigned, do hereby certify that I caused the above entitled mortgage foreclosure action to be filed in the above referenced circuit court and that the property affected by said cause is described as follows: SEE ATTACHED LEGAL DESCRIPTION

P.I.N.: 20-29-304-031-0000

- (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 CIBC Bank USA sbm to The Privatebank and Trust Company, as Trustee under the Trust Agreement dated June 25, 2010 known as Trust Number 7402
- (iv) The legal description is set forth below.
- (v) The common address or location of the property is 7624 South Laflin Street, Chicago, Illinois 60620.
- (vi) Identification of the mortgage sought to be foreclosed:

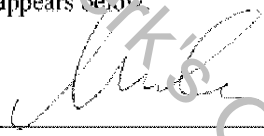
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- a) Mortgagors: Nevin P. Johnson aka Nevin Johnson; Gwendolyn Hicks;
- b) Mortgagee: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Decision One Mortgage Company, LLC, its successors and assigns
- c) Date of Mortgage(s): March 24, 2004
- d) Date and place of Recording: April 2, 2004, in the office of the Recorder of Deeds or Registrar of Titles
- e) Document number(s): 0409333018.

Recording document identification:

The undersigned further certifies pursuant to 735 ILCS 5/15-1218:

- (a) The name and address of the party plaintiff making said claim and asserting said mortgage is: U.S. Bank Trust National Association, not in its individual capacity, but solely as trustee of Citigroup Mortgage Loan Trust 2019-E
- (b) Said plaintiff claims a mortgage lien upon said real estate: 7624 South Laffin Street, Chicago, Illinois 60620
- (c) The nature of said claim is the mortgage and foreclosure action described above.
- (d) The names of the persons against whom said claim is made are: Gwendolyn Hicks; CIBC Bank USA sbm to The Privatebank and Trust Company, as Trustee under the Trust Agreement dated June 25, 2010 known as Trust Number 7402; Unknown beneficiaries of the Trust Agreement dated June 25, 2010 and known as Trust Number 7402; Nevin P. Johnson aka Nevin Johnson;
- (e) The legal description of said real estate appears below.
- (f) The name and address of the person executing this notice appears below.
- (g) The name and address of the person who prepared this notice appears below.



 One of its attorneys

Prepared by:

Diaz Anselmo Lindberg, LLC
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Michael C. Crowe
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 Diaz Anselmo Lindberg LLC

THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR.

Return to:

Firefly Legal, Inc.
 19150 S. 88th Ave.
 Mokena, IL 60448

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LEGAL DESCRIPTION

LOT 10 (EXCEPT THE NORTH 12 FEET THEREOF) AND ALL OF LOT 11 IN OWEN MURRAY'S SUBDIVISION OF BLOCK 20 IN JONES SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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CERTIFICATE OF SERVICE OF LIS PENDENS ON THE ILLINOIS DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATION

AFFIDAVIT

State of Illinois)
) SS
County of Cook)

I, Sindy Oliphant, on oath do hereby depose and state that I electronically delivered the attached Lis Pendens to the Illinois Department of Financial and Professional Regulation at the Thompson Center, 100 W. Randolph Street, Chicago, IL 60601, on 7-20-2021.

Date: 7-20-2021

Signature: Sindy Oliphant

Name: Sindy Oliphant

Title: Legal Assistant

Company: Diaz Anselmo & Associates, LLC

CERTIFICATION

Under penalties as provided by law pursuant to 735 ILCS 5/1-109, 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 verily believes the same to be true.

Date: 7-20-2021

Signature: Sindy Oliphant

Name: Sindy Oliphant

Title: Legal Assistant

Company: Diaz Anselmo & Associates, LLC