

LIS PENDENS NOTICE

Doc#. 2201218306 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/12/2022 11:19 AM Pg: 1 of 4

STATE OF ILLINOIS
COOKCOUNTY

IN THE CIRCUIT COURT
OF COOK COUNTY

COOK COUNTY, ILLINOIS

Type or Print Complete Information

[Reserved for Recorder's Use Only]

F20020187

CitiMortgage, Inc.
Plaintiff,

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CASE NO. 2020CH03216

vs.

Filed with the Court: 3-16-2020

Sean Murphy; Sophia Dias; Citibank, N.A.;
Lavelle Law, Ltd.; Frumm & Frumm; 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.: 14-31-315-054-0000

- (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 Sean Murphy and Sophia Dias
- (iv) The legal description is set forth below.
- (v) The common address or location of the property is 2041 West Cortland Street, Chicago, Illinois 60647.
- (vi) Identification of the mortgage sought to be foreclosed:
 - a) Mortgagors: Sean Murphy; Sophia Dias;

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- b) Mortgagee: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Citibank, N.A, its successors and assigns to CitiMortgage, Inc.
- c) Date of Mortgage(s): October 24, 2016
- d) Date and place of Recording: October 31, 2016, in the office of the Recorder of Deeds or Registrar of Titles
- e) Document number(s): 1630504082.

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: CitiMortgage Inc.
- (b) Said plaintiff claims a mortgage lien upon said real estate: 2041 West Cortland Street, Chicago, Illinois 60647
- (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: Sean Murphy; Sophia Dias; Citibank, N.A.; Lavelle Law, Ltd.; Frumm & Frumm.
- (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.

Scott R. Chandler
 Attorney-at-law, ARDC No. 6303037
 Diaz Anselmo & Associates, LLC


 One of its attorneys

Prepared by:

ANSELMO LINDBERG & ASSOCIATES LLC
 1771 W. Diehl Rd., Ste 120, Naperville, IL 60563-4947 | 630-453-6960 | 866-402-8661 | 630-428-4620 (fax)
 Attorney No. Cook 58852, DuPage 293191, Kane 031-26104, Peoria 1794, Winnebago 3802, IL 03126232
 ilpleadings@AnselmoLindberg.com

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

LOTS 12 AND 13 IN BLOCK 9 IN PIERCE'S ADDITION TO HOLSTEIN BEING A SUBDIVISION IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 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, Samantha Zuleger, 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

1-10-2022.

Date: 1-10-2022

Signature: *Samantha Zuleger*

Name: Samantha Zuleger

Title: Title Admin Support

Company: Diaz Anselmo & Associates

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: 1-10-2022

Signature: *Samantha Zuleger*

Name: Samantha Zuleger

Title: Title Admin Support

Company: Diaz Anselmo & Associates