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Doc#: 2211907233 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/29/2022 12:36 PM Pg: 1 of 3

Recorder's Stamp

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

TOWD POINT MORTGAGE TRUST 2017-6, U.S. BANK
NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE,
PLAINTIFF

VS.

HERIBERTO AGUERO, FERMINA GARCES AKA
FERMINA AGUERO, CHELSEA COVE
CONDOMINIUM ASSOCIATION, INC.; UNKNOWN
OWNERS GENERALLY, AND NON-RECORD
CLAIMANTS.

DEFENDANTS

Case No.: 2022CH03653

Cal No.: 64

Property Address:
823 Cambridge Place
Wheeling, IL 60090

NOTICE OF FORECLOSURE
(LIS PENDENS)

Pursuant to 735 ILCS 5/15-1503 and 5/2-1901, the undersigned certifies that the above-entitled cause was filed on April 20, 2022 and is now pending.

1 Name of the Plaintiff and the case number are identified above.

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- 2 The Court in which said action was brought is identified above.
- 3 The name of the title holders of record are: Heriberto Aguero and Fermina Garces
- 4 The real estate to be foreclosed is legally described on Exhibit A;
- 5 The common address of the property is: 823 Cambridge Place, Wheeling, IL 60090
- 6 The permanent real estate index number is: 03-03-400-063-1176
- 7 The mortgages sought to be foreclosed are further identified as follows:
- a Name of Mortgagor Heriberto Aguero and
Fermina Garces aka Fermina Aguero
 - b Name of Mortgagee in the Mortgage: Mortgage Electronic Registration Systems, Inc.
as nominee for Countrywide Bank, FSB
 - c Date and Place of Recording: 01/04/2008, Cook County Recorder's Office
 - d Identification of Recording: Document No. 0800448034
 - e Interest encumbered by the Mortgage: Fee Simple;

Matthew Abad

Matthew C. Abad, Esq., ARDC # 6257858
Attorney for Plaintiff

Prepared by and Return to:

Annie Winiecki

Kluever Law Group, LLC
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Our File #: SPS001345-22FC1

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EXHIBIT A

UNIT NO. 119D CHELSEA COVE CONDOMINIUM NO. 1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS DEFINED AND DELINEATED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 22604309, AS AMENDED FROM TIME TO TIME, IN SECTION 2, 3, 4, 9 AND 10 TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

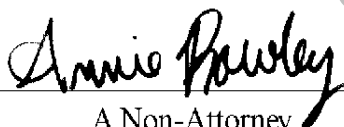
P.I.N. 03-03-400-063-1176

COMMON ADDRESS: 823 Cambridge Place, Wheeling, IL 60090

CERTIFICATE OF SERVICE

The undersigned, a non-attorney, states that a true copy of the above and foregoing Notice of Foreclosure (Lis Pendens Notice) was delivered to the Illinois Department of Financial and Professional Regulation by sending a copy via electronic mail to VeritecOps@ILAPLD.com, on or about April 28, 2022 in accordance with 765 ILCS 77/70(g).

By:



A Non-Attorney

PRINTED NAME: Annie Rowley