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Karen A. Yarbrough
Cook County Clerk
Date: 05/27/2022 12:48 PM Pg: 1 of 3

Property of Cook County Clerk's Office

Johnson, Blumberg & Associates, LLC
File # IL 22 9610

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

NEWREZ LLC D/B/A SHELLPOINT
MORTGAGE SERVICING,

PLAINTIFF

vs.

SHAHBEGUM ALI; PRATT-ARTESIAN
CONDOMINIUM ASSOCIATION;
UNKNOWN OWNERS AND NON-RECORD
CLAIMANTS,

DEFENDANTS

NO. 2022 CH 05045

Address: 6749 N. Artesian Avenue, Apt. 2B
Chicago, IL 60645

NOTICE OF FORECLOSURE/LIS PENDENS

The undersigned certifies that the above-entitled mortgage foreclosure action was filed on 05/25/22 and is now pending.

1. The name of the Plaintiff and the Case Number are identified in the caption above.
2. The Court in which said action was brought is identified above.
3. That the property being foreclosed is legally described as:

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UNIT 6749-2 IN THE PRATT ARTESIAN CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): THE NORTH 14 FEET OF LOT 43 AND ALL OF LOTS 44, 45, 46, 47 AND 48 IN BLOCK 1 IN HEWITT'S ROGERS PARK ADDITION IN THE NORTH ½ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY DEVON BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 23, 1980 KNOWN AS TRUST NO. 4231, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS, ON JANUARY 4, 1982, AS DOCUMENT 26101350, AS AMENDED BY FIRST SPECIAL AMENDMENT TO DECLARATION, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS ON JANUARY 3, 1983 AS DOCUMENT NO. 26464795, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) ALL IN COOK COUNTY, ILLINOIS

C/k/a 6749 N. ARTESIAN AVENUE, APT. 2B, CHICAGO, IL 60645

Tax ID# 10-36-407-037-1019

4. That the parties against whom this action was brought is:
Title holder: SHAHBEGUM ALI
Others: PRATT-ARTESIAN CONDOMINIUM ASSOCIATION, UNKNOWN OWNERS AND NONRECORD CLAIMANTS

5. The identification of the Mortgage sought to be foreclosed is as follows:
Name of mortgagors: SHAHBEGUM ALI
Name of original mortgagee: JPMORGAN CHASE BANK, N.A.
Date of mortgage: August 27, 2012
Date and County where recorded: September 11, 2012, in Cook County, Illinois Recorder of Deeds Office
Recording Document No.: 1225534062

This Document was prepared and executed by:

/s/ Joseph M. Herbas

Joseph M. Herbas IL ARDC #6277645
Johnson, Blumberg, & Associates, LLC
230 W. Monroe Street, Suite 1125
Chicago, Illinois 60606
Email: ilpleadings@johnsonblumberg.com
Ph. 312-541-9710 / Fax 312-541-9711
JB&A # IL 22 9610
County Number: 40342

Please Return to:
Erik E. Blumberg
Johnson, Blumberg, & Associates, LLC

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Ph. 312-541-9710 / Fax 312-541-9711

CERTIFICATE OF SERVICE

I, Joseph M. Herbas, attorney, affirms that a copy of said Notice of Foreclosure/Lis Pendens was filed with the Illinois Department of Financial and Professional Regulation, Division of Banking, 100 W. Randolph St., 9th Floor, Chicago, Illinois, 60601 Attn: HB4050 Pilot Program by delivery by electronic transmission to VeritecOps@ILAPLD.com pursuant to the Electronic Lis Pendens filing procedures established by the IDFP.

/S/Joseph M. Herbas

Joseph M. Herbas IL ARDC #6277645

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