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Doc#. 2219906305 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/18/2022 12:40 PM Pg: 1 of 3

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

NATIONSTAR MORTGAGE LLC D/B/A MR.
COOPER

PLAINTIFF,

-vs-

James Gustas a/k/a James S Gustas; Yessenia
Magdalena Gustas; Bernard & Berteau
Condominiums Association; UNKNOWN OWNERS
AND NON-RECORD CLAIMANTS; UNKNOWN
OCCUPANTS

DEFENDANTS

NO. 2022CH06813

PROPERTY ADDRESS:
4157 NORTH BERNARD STREET
UNIT #1
CHICAGO, IL 60618

NOTICE OF FORECLOSURE
LIS PENDENS

I, the undersigned, do hereby certify that the above entitled action was caused to be filed in the above Court.

AND FURTHER SAYETH:

1. Names of Title Holders of Record:

James S. Gustas

2. The following Mortgage is sought to be foreclosed:

Mortgage made by James S. Gustas, married, joined by spouse, Yessenia Magdalena Gustas to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Chou Team Realty, LLC DBA MonsterLoans and recorded October 1, 2019 as Document No. 1927455145 in the Cook County Recorder's Office, having a legal description and common address as follows:

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22-096620

UNIT 4157-1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE BERNARD & BERTEAU CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0334431145, IN THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 4157 North Bernard Street, Unit #1, Chicago, IL 60618

Permanent Index No.: 13-14-419-043-1016

3. Parties against whom foreclosure is sought:

James Gustas a/k/a James S Gustas; Yessenia Magdalena Gustas; Bernard & Berteau Condominiums Association; Unknown Owners and Non-Record Claimants; Unknown Occupants

Nationstar Mortgage LLC d/b/a Mr. Cooper

/s/ Amy A. Aronson 7/6/2022

One of Plaintiff's Attorneys

PREPARED BY:

Randal S. Berg (6277119)
 Michael N. Burke (6291435)
 Christopher A. Cieniawa (6187452)
 Joseph M. Herbas (6277645)
 Michael Kalkowski (6185654)
 Laura J. Anderson (6224385)
 Thomas Belczak (6193705)
 Mallory Snyderman (6306039)
 Debra Miller (6205477)
 Amy Aronson (6206512)

LOGS Legal Group LLP
 Attorney for Plaintiff
 2121 Waukegan Road, Suite 301
 Bannockburn, IL 60015
 (847) 291-1717
 ILNOTICES@logs.com
 Attorney No: 42168

MAIL TO:

Provest
 1 East 22nd Street, Suite 120
 Lombard, IL 60148

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. PLEASE BE ADVISED THAT IF YOUR PERSONAL LIABILITY FOR THIS DEBT HAS BEEN EXTINGUISHED BY A DISCHARGE IN BANKRUPTCY OR BY AN ORDER GRANTING IN REM RELIEF FROM STAY, THIS NOTICE IS PROVIDED SOLELY TO FORECLOSE THE MORTGAGE REMAINING ON YOUR PROPERTY AND IS NOT AN ATTEMPT TO COLLECT THE DISCHARGED PERSONAL OBLIGATION.

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UNKNOWN OCCUPANTS

DEFENDANTS

NO. 2022CH06813

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4157 NORTH BERNARD STREET
UNIT #1
CHICAGO, IL 60618

CERTIFICATE OF SERVICE

The undersigned, a non-attorney, states that he/she has emailed a copy of the Lis Pendens attached hereto to the Illinois Department of Financial and Professional Regulation, Division of Banking, at VeritecOps@ILAPLD.com on 07-15-2022

Certification Pursuant to 735 ILCS 5/1-109

Under penalties as provided by law pursuant to Section 1-109 of the Code of Civil Procedure, 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/she verily believes the same to be true.

Dated: 07-15-2022

/s/ Tiffany Webb, Support Legal Assistant

A non-attorney

LOGS Legal Group LLP
Attorney for Plaintiff
2121 Waukegan Road, Suite 301
Bannockburn, IL 60015
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ILNOTICES@logs.com
Attorney No: 42168