

# UNOFFICIAL COPY

Doc#. 2223720446 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/25/2022 12:32 PM Pg: 1 of 4

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

NATIONSTAR MORTGAGE LLC  
PLAINTIFF,

-vs-

Unknown Heirs and/or Legatees of Albert L. Boykin,  
Deceased; Custer-Hull Condominium Association, Inc.;  
Credit Based Asset Servicing and Securitization LLC;  
UNKNOWN OWNERS AND NON-RECORD  
CLAIMANTS; UNKNOWN OCCUPANTS

DEFENDANTS

NO. 22 CH 8207

PROPERTY ADDRESS:  
630 HULL TERRACE  
APARTMENT 2E  
EVANSTON, IL 60202

### 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:

- Names of Title Holders of Record:  
Heirs and/or Legatees of Albert L. Boykin, Deceased

- The following Mortgage is sought to be foreclosed:

Mortgage made by Albert L. Boykin, an unmarried man to Washington Mutual Bank, FA and recorded August 7, 2003 as Document No. 0321932084 in the Cook County Recorder's Office, having a legal description and common address as follows:

UNIT NUMBER 630E-2 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:  
LOTS 32, 33, AND 34 IN BLOCK 3 OF CHARLES W. JAMES' ADDITION TO EVANSTON, BEING A SUBDIVISION OF THAT PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY (EXCEPTING FROM SAID PREMISES THE NORTH 77.7 FEET THEREOF) IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 24208784,

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TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Commonly known as 630 Hull Terrace, Apartment 2E, Evanston, IL 60202

Permanent Index No.: 11-30-202-046-1014

3. Parties against whom foreclosure is sought:

Unknown Heirs and/or Legatees of Albert L. Boykin, Deceased; Custer-Hull Condominium Association, Inc.; Credit Based Asset Servicing and Securitization LLC; Unknown Owners and Non-Record Claimants; Unknown Occupants

4. The following reformation is sought:

- a) The Mortgage dated August 5, 2003 and recorded on August 7, 2003 as Document No. 0321932054 and its associated documents contain an inadvertent error in the Legal Description (defect(s) identified in bold)

UNIT NUMBER 630E-2 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 32, 33, AND 34 IN BLOCK 3 OF CHARLES W. JAMES' ADDITION TO EVANSTON, BEING A SUBDIVISION OF THAT PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY (EXCEPTING FROM SAID PREMISES THE **ORTH** 77.7 FEET THEREOF) IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 24208784, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

The accurate Legal Description on the Mortgage and its associated documents is (correction(s) identified in bold):

UNIT NUMBER 630E-2 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 32, 33, AND 34 IN BLOCK 3 OF CHARLES W. JAMES' ADDITION TO EVANSTON, BEING A SUBDIVISION OF THAT PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY (EXCEPTING FROM SAID PREMISES THE **NORTH** 77.7 FEET THEREOF) IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 24208784, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

- b) The Warranty Deed dated July 30, 2003 and recorded on August 7, 2003 as Document No. 0321932083 and its associated documents contain an inadvertent error in the Legal Description (defect(s) identified in bold)

UNIT NUMBER 630E-2 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 32, 33, AND 34 IN BLOCK 3 OF CHARLES W. JAMES' ADDITION TO EVANSTON, BEING A SUBDIVISION OF THAT PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY (EXCEPTING FROM SAID PREMISES THE **ORTH** 77.7 FEET THEREOF) IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 24208784,

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22-096970

TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

The accurate Legal Description on the Warranty Deed and its associated documents is (correction(s) identified in bold):

UNIT NUMBER 630E-2 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 32, 33, AND 34 IN BLOCK 3 OF CHARLES W. JAMES' ADDITION TO EVANSTON, BEING A SUBDIVISION OF THAT PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY (EXCEPTING FROM SAID PREMISES THE **NORTH 77.7 FEET THEREOF**) IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 24208784, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Nationstar Mortgage LLC

/s/ Amy A. Aronson 8/18/2022  
One of Plaintiff's Attorneys

PREPARED BY:

Randal S. Berg (6277119)  
Michael N. Burke (6291435)  
Christopher A. Cieniawa (6187452)  
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 22<sup>nd</sup> 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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## IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION

NATIONSTAR MORTGAGE LLC  
PLAINTIFF,

-vs-

Unknown Heirs and/or Legatees of Albert L.  
Boykin, Deceased; Custer-Hull Condominium  
Association Inc.; Credit Based Asset Servicing  
and Securitization LLC; UNKNOWN OWNERS  
AND NON-RECORD CLAIMANTS;  
UNKNOWN OCCUPANTS

DEFENDANTS

NO. 22 CH 8207

CALENDAR NO: 63

PROPERTY ADDRESS:  
630 HULL TERRACE  
APARTMENT 2E  
EVANSTON, IL 60202

### 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](mailto:VeritecOps@ILAPLD.com) on 08-23-2022

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: 08-23-2022

/S/ Tiffany Webb, Support Legal Assistant

A non-attorney

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