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Karen A. Yarbrough
Cook County Clerk
Date: 09/07/2022 10:44 AM Pg: 1 of 5

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

U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE, SUCCESSOR IN INTEREST TO BANK
OF AMERICA, NATIONAL ASSOCIATION, AS
TRUSTEE, SUCCESSOR BY MERGER TO
LASALLE BANK, NATIONAL ASSOCIATION,
AS TRUSTEE FOR MERRILL LYNCH FIRST
FRANKLIN MORTGAGE LOAN TRUST,
MORTGAGE PASS-THROUGH CERTIFICATES
SERIES 2007-1

PLAINTIFF,

-vs-

Devon Bank, as Trustee, under Trust Agreement
dated January 11, 1996 and known as Trust Number
6245; 7306 N. Winchester Condominium Association
a/k/a 7306 North Winchester Condominium
Association; State of Illinois; UNKNOWN OWNERS
AND NON-RECORD CLAIMANTS; UNKNOWN
OCCUPANTS

DEFENDANTS

NO. 2022CH08746

PROPERTY ADDRESS:
7306 NORTH WINCHESTER AVENUE
UNIT 501
CHICAGO, IL 60626

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:

Devon Bank, as Trustee, under Trust Agreement dated January 11, 1996 and known as
Trust Number 6245

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22-097035

2. The following Mortgage is sought to be foreclosed:

Mortgage made by Meryl R. Goldman-Wise and Andrew J. Wise Jr., Wife and Husband to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for First Franklin Financial Corp and recorded February 21, 2007 as Document No. 0705205082 in the Cook County Recorder's Office, having a legal description and common address as follows:

UNIT 501 AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 29 THROUGH 32, INCLUSIVE IN BLOCK 1 IN MURPHY'S ADDITION TO ROGERS PARK, A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 41, NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE INDIAN BOUNDARY LINE AND WEST OF THE CENTER LINE OF GREENBAY ROAD (EXCEPT THAT PART THEREOF DEEDED TO MARY A. MURPHY AND SCHOOL LOT AND RAILROAD RIGHT OF WAY) IN COOK COUNTY, ILLINOIS: WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 25159251, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Commonly known as 7306 North Winchester Avenue, Unit 501, Chicago, IL 60626

Permanent Index No.: 11.30.408.076.1049

3. Parties against whom foreclosure is sought:

Devon Bank, as Trustee, under Trust Agreement dated January 11, 1996 and known as Trust Number 6245; 7306 N. Winchester Condominium Association a/k/a 7306 North Winchester Condominium Association; State of Illinois, Unknown Owners and Non-Record Claimants; Unknown Occupants

4. The following reformation is sought:

- a) The Mortgage dated February 8, 2007 and recorded on February 21, 2007 as Document No. 0705205082 and its associated documents contain an inadvertent error in the Legal Description (defect(s) identified in bold)

UNIT 501 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN NORTH WINCHESTER CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 25159251, IN THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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

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UNIT 501 AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 29 THROUGH 32, INCLUSIVE IN BLOCK 1 IN MURPHY'S ADDITION TO ROGERS PARK, A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 41, NORTH, RAGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE INDIAN BOUNDARY LINE AND WEST OF THE CENTER LINE OF GREENBAY ROAD (EXCEPT THAT PART THEREOF DEEDED TO MARY A. MURPHY AND SCHOOL LOT AND RAILROAD RIGHT OF WAY) IN COOK COUNTY, ILLINOIS: WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 25159251, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

- b) The Deed in Trust recorded April 16, 2008 as Document No. 0810745074, Trustee's Deed recorded February 21, 2007 as Document No. 0705205081, Deed in Trust recorded March 26, 2004 as Document No. 0408618087, Trustee's Deed recorded March 24, 2003 as Document No. 0030392428, Deed in Trust recorded November 18, 2002 as Document No. 0021273536, and Trustee's Deed recorded February 27, 1996 as Document No. 96170661 and their associated documents contain an inadvertent error in the Legal Description (defect(s) identified in bold)

UNIT 501 AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 29 THROUGH 32, INCLUSIVE IN BLOCK 1 IN MURPHY'S ADDITION TO **ROGER'S PARK**, A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 41, NORTH, RAGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE INDIAN BOUNDARY LINE AND WEST OF THE CENTER LINE OF GREENBAY ROAD (EXCEPT THAT PART THEREOF DEEDED TO MARY A. MURPHY AND SCHOOL LOT AND RAILROAD RIGHT OF WAY) IN COOK COUNTY, ILLINOIS: WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, **WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY AS DOCUMENT 25159251**, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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

UNIT 501 AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 29 THROUGH 32, INCLUSIVE IN BLOCK 1 IN MURPHY'S ADDITION TO **ROGERS PARK**, A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 41, NORTH, RAGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE INDIAN BOUNDARY LINE AND WEST OF THE CENTER LINE OF GREENBAY ROAD (EXCEPT THAT PART THEREOF DEEDED TO MARY A. MURPHY AND SCHOOL LOT AND RAILROAD RIGHT OF WAY) IN COOK COUNTY, ILLINOIS: **WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS**

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DOCUMENT 25159251, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

U.S. Bank National Association, AS TRUSTEE,
SUCCESSOR IN INTEREST TO BANK OF
AMERICA, NATIONAL ASSOCIATION, AS
TRUSTEE, SUCCESSOR BY MERGER TO
LASALLE BANK, NATIONAL ASSOCIATION, AS
TRUSTEE FOR MERRILL LYNCH FIRST
FRANKLIN MORTGAGE LOAN TRUST,
MORTGAGE PASS-THROUGH CERTIFICATES,
SERIES 2007-1

Property of Cook County Clerk's Office

/s/ Amy A. Aronson 9/1/2022
One of Plaintiff's Attorneys

PREPARED BY:

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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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COUNTY DEPARTMENT - CHANCERY DIVISION**

U.S. BANK NATIONAL ASSOCIATION, AS
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BANK OF AMERICA, NATIONAL
ASSOCIATION, AS TRUSTEE, SUCCESSOR
BY MERGER TO LASALLE BANK,
NATIONAL ASSOCIATION, AS TRUSTEE
FOR MERRILL LYNCH FIRST FRANKLIN
MORTGAGE LOAN TRUST, MORTGAGE
PASS-THROUGH CERTIFICATES, SERIES
2007-1

PLAINTIFF,

-vs-

Devon Bank, as Trustee, under Trust Agreement
dated January 11, 1996 and known as Trust
Number 6245; 7306 N. Winchester
Condominium Association a/k/a 7306 North
Winchester Condominium Association; State of
Illinois; UNKNOWN OWNERS AND NON-
RECORD CLAIMANTS; UNKNOWN
OCCUPANTS

DEFENDANTS

NO. 2022CH08746

PROPERTY ADDRESS:
7306 NORTH WINCHESTER AVENUE
UNIT 501
CHICAGO, IL 60626

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 09-02-2022

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: 09-02-2022

/S/ Tiffany Webb, Support Legal Assistant

A non-attorney

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