

# UNOFFICIAL COPY

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Karen A. Yarbrough  
Cook County Clerk  
Date: 10/18/2022 03:35 PM Pg: 1 of 5

## LIS PENDENS NOTICE

STATE OF ILLINOIS  
COOK COUNTY

IN THE CIRCUIT COURT OF COOK  
COUNTY

COOK COUNTY, ILLINOIS

Type or Print Complete Information

CARDINAL FINANCIAL COMPANY,  
LIMITED PARTNERSHIP,

Plaintiff,

vs.

VIVIAN OLIVARES; UNKNOWN OWNERS  
AND NON-RECORD CLAIMANTS,

Defendants.

[Reserved for Recorder's Use Only]

CASE NO. 2022CH10274

Filed With The Court: 10/17/2022

### LIS PENDENS & NOTICE OF FORECLOSURE

I, the undersigned, do hereby certify that I caused the above-entitled mortgage foreclosure action to be filed in the above referenced circuit court and that the property affected by said cause is described as follows:

SEE ATTACHED LEGAL DESCRIPTION

P.I.N. 16-23-122-027-0000

- (i) The names of all plaintiffs, defendants and the case number are set forth above.
- (ii) The court in which the action was brought is set forth above.

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- (iii) The names of the title holders of record are: VIVIAN OLIVARES
- (iv) The legal description is set forth below.
- (v) The common address or location of the property is: 1526 S. Harding Ave., Chicago, IL 60623
- (vi) Identification of the mortgage sought to be foreclosed:
  - a) Mortgagors: VIVIAN OLIVARES
  - b) Mortgagee: CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP
  - c) Date of mortgage: October 28, 2021
  - d) Date and place of recording: February 1, 2022 in the office of the Recorder of Deeds or County Clerk
  - e) Document number: 2203233473


## Recording document identification:

The undersigned further certifies pursuant to 735 ILCS 5/15-1218:

- (a) The name and address of the party plaintiff making said claim and asserting said mortgage is: CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP
- (b) Said plaintiff claims a mortgage lien upon said real estate: 1526 S. Harding Ave., Chicago, IL 60623
- (c) The nature of said claim is the mortgage and foreclosure action described above.
- (d) The names of the persons against whom said claim is made are:  
VIVIAN OLIVARES; UNKNOWN OWNERS  
AND NON-RECORD CLAIMANTS
- (e) The legal description of said real estate appears below.
- (f) The name and address of the person executing this notice appears below.

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(g) The name and address of the person who prepared this notice appears below.



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One of its attorneys  
Diaz Anselmo & Associates, LLC

Mark McGina  
ARDC: 0313403  
Diaz Anselmo & Associates LLC

Diaz Anselmo & Associates, LLC  
Attorneys for Plaintiff  
1771 West Diehl Road, Suite 120  
Naperville, IL 60563  
Telephone: (630) 453-6960  
Facsimile: (630) 428-4620  
Attorney No. Cook 64727, DuPage 293191  
Service E-mail: [midwestpleadings@dallegal.com](mailto:midwestpleadings@dallegal.com)

**Prepared by and return to:**  
Diaz Anselmo & Associates, LLC  
1771 West Diehl Road, Suite 120  
Naperville, IL 60563

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## EXHIBIT A

LOT 11 IN BLOCK 5 IN DOUGLAS PARK BOULEVARD BOHEMIAN LAND ASSOCIATION'S SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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## CERTIFICATE OF SERVICE OF LIS PENDENS ON THE ILLINOIS DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATION

### AFFIDAVIT

State of Illinois )  
 ) SS  
County of Cook )

I, Kevin Traznik, on oath do hereby depose and state that I electronically delivered the attached Lis Pendens to the Illinois Department of Financial and Professional Regulation at the Thompson Center, 100 W. Randolph Street, Chicago, IL 60601, on 10/18/2022.

Date: 10/18/2022  
Signature: Kevin Traznik  
Name: Kevin Traznik  
Title: Foreclosure Specialist  
Company: Diaz Anselmo & Associates LLC

### CERTIFICATION

Under penalties as provided by law pursuant to 735 ILCS 5/1-109, 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 verily believes the same to be true.

Date: 10/18/2022  
Signature: Kevin Traznik  
Name: Kevin Traznik  
Title: Foreclosure Specialist  
Company: Diaz Anselmo & Associates LLC