

# UNOFFICIAL COPY

Our File No. 16131-029



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Doc# 2231415041 Fee \$88.00

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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/10/2022 03:54 PM PG: 1 OF 5

Recorder's Stamp

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

MARQUETTE BANK,

Plaintiff,

v.

THERESA FLORY; EDWARD FLORY A/K/A  
EDWARD C. FLORY; UNKNOWN HEIRS AND  
DEWISEES OF THERESA FLORY, UNKNOWN  
OWNERS AND NONRECORD CLAIMANTS,

Defendants.

No. 2022 CH 10719

Non-Owner Occupied Single-Family  
Home

2611 South Lowe Avenue  
Chicago, IL 60616

## CERTIFICATE OF SERVICE LIS PENDENS NOTICE OF FORECLOSURE

The undersigned, do hereby certify that a copy of the attached Lis Pendens Notice in regard to the above entitled cause for foreclosure which was filed in the Circuit Court of Cook County, Illinois on October 31, 2022, and is now pending in said court, was filed with the Illinois Department of Financial and Professional Regulation, Division of Banking, 100 West Randolph 9<sup>th</sup> Floor, Chicago, Illinois 60601, Attn: SB 1167 Pilot Program, in accordance with 765 ILCS 77/70(g). The property affected by said cause is described as follows:

LOT 45 IN BLOCK "A" IN WALTER WRIGHT'S SUBDIVISION OF THE  
NORTH 1/4 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 28,  
TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 17-28-303-004

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Common Address: 2611 South Lowe Avenue, Chicago, IL 60616

Signature: \_\_\_\_\_

LAVELLE LAW

141 W. Jackson Blvd, #2800

Chicago, IL 60604

(312) 332-7555

Attorneys' No. 27753

## PROOF OF SERVICE BY E-MAIL

I, Kimberly A. Padjen, the attorney, certify that my clerk served this notice by delivering a copy of same via e-mail to the Illinois Department of Financial and Professional Regulation, Division of Banking at [veritecops@ilapld.com](mailto:veritecops@ilapld.com) on 11-10-2022.

\_\_\_\_\_  
Kimberly A. Padjen

One of its attorneys

Prepared by and mail to:

Kimberly A. Padjen

LAVELLE LAW

141 W. Jackson Blvd. Suite 2800

Chicago, IL 60604

**UNOFFICIAL COPY**

Our File No. 16131-029

**Exhibit**

Recorder's Stamp

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

MARQUETTE BANK,

Plaintiff,

v.

No. 2022 CH 10719Non-Owner Occupied Single-Family  
HomeTHERESA FLORY; EDWARD FLORY A/K/A  
EDWARD C. FLORY; UNITED STATES OF  
AMERICA; UNKNOWN HEIRS AND DEVISEES  
OF THERESA FLORY, UNKNOWN OWNERS AND  
NONRECORD CLAIMANTS,2611 South Lowe Avenue  
Chicago, IL 60626

Defendants.

**FORECLOSURE LIS PENDENS NOTICE**

The undersigned, do hereby certify that the above entitled cause for foreclosure was filed in my office on October 31, 2022, and is now pending in said court and that the property affected by said cause is described as follows:

LOT 45 IN BLOCK "A" IN WALTER WRIGHT'S SUBDIVISION  
OF THE NORTH 1/4 OF THE WEST 1/2 OF THE SOUTHWEST  
1/4 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14, EAST  
OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,  
ILLINOIS.

2611 South Lowe Avenue, Chicago, IL 60616  
PIN: 17-28-303-004-0000

1. The names of all Plaintiffs, Defendants and the case number are set forth above.

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2. The court in which the action was brought is set forth above.
3. The names of the title holders of record are: EDWARD FLORY A/K/A EDWARD C. FLORY; THERESA FLORY
4. The legal description is set forth above.
5. The common address or location of the property is: 2611 South Lowe Avenue, Chicago, IL 60616
6. Identification of the mortgage sought to be foreclosed:
  - A. Mortgagors: EDWARD FLORY A/K/A EDWARD C. FLORY AND THERESA FLORY
  - B. Mortgagee: Marquette Bank
  - C. Date of Mortgage: October 14, 2008  
Date of First Modification of Mortgage: December 15, 2015  
Date of Second Modification of Mortgage: June 30, 2017  
Date of Change in Terms Agreement: December 30, 2015
  - D. Date and Place of Recording: The Mortgage, First Modification of Mortgage and the Second Modification of Mortgage were recorded in the Recorder of Deeds of Cook County, Illinois. The Mortgage was recorded on November 12, 2008. The First Modification of Mortgage was recorded on January 5, 2016 and the Second Modification of Mortgage was recorded on August 23, 2017

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E. Document Number: The Mortgage was recorded as document no. 0831757052. First Modification of Mortgage was recorded as document number 1600557044. A Second Modification of Mortgage was recorded as document number 1723501070

Witness my hand and seal of this Court.

Signature: \_\_\_\_\_

LAVELLE LAW

PREPARED BY and MAIL TO:

LAVELLE LAW

Attorneys for Plaintiff/Cook County Attorneys' No. 27743

141 W. Jackson Blvd. Ste. #2800

Chicago, IL 60604

(312) 332-7555

Property of Cook County Clerk's Office