

# UNOFFICIAL COPY

Doc#. 2232745142 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/23/2022 11:40 AM Pg: 1 of 4

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

CARRINGTON MORTGAGE SERVICES, LLC,  
Plaintiff,

vs.

ROSEMARY MAYA; MARTIN CARRERA;  
UNKNOWN OWNERS AND NON-RECORD  
CLAIMANTS,  
Defendants.

Case No.: 2022CH11393

Property Address:  
1228 S 56TH CT, CICERO, IL 60804

## LIS PENDENS AND NOTICE OF FORECLOSURE

I, the undersigned, do hereby certify that the above-entitled cause was filed in the above Court for Foreclosure and is now pending in said Court and that the property affected by said cause is described as follows:

1. The names of all Plaintiffs and the Case Number are set forth above.
2. The Court in which this action was brought is set forth above.
3. The names of the titleholders of record are as follows:  
ROSEMARY MAYA and MARTIN CARRERA.
4. A legal description of the real estate sufficient to identify it with reasonable certainty is as follows:  
LOTS 37 AND 38 IN BLOCK 2 IN JAMES U. BORDEN'S ADDITION TO WARREN PARK IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIEN, IN COOK COUNTY, ILLINOIS.

Cook County Property Identification Number (PIN): 16-20-206-034-0000.

5. A common address or description of the location of the property is as follows:

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1228 S 56TH CT, CICERO, IL 60804.

6. An identification of the Mortgage sought to be foreclosed is as follows:
  - a. Name of Mortgagors: ROSEMARY MAYA and MARTIN CARRERA.
  - b. Name of Mortgagee: Parkside Lending, LLC.
  - c. Date of Mortgage: September 25, 2019.
  - d. Date of Recording: October 28, 2019.
  - e. County Where Recorded: Office of the Recorder of Deeds of Cook County, Illinois.
  - f. Recording Document Identification: 1930155144.

Dated: November 23, 2022

/s/ Meaghan Diaz de Villegas  
Meaghan J. Diaz de Villegas, Esq.  
Counsel of Record for Plaintiff  
ARDC # 6340688

THIS DOCUMENT WAS PREPARED BY/  
MAIL TO:

Lender Legal PLLC  
2807 Edgewater Drive  
Orlando, Florida 32804  
Tel: (407) 730-4644  
Service Emails:  
[mjdiaz@lenderlegal.com](mailto:mjdiaz@lenderlegal.com)  
[EService@LenderLegal.com](mailto:EService@LenderLegal.com)  
LLS10941-IL - MAYA, ROSEMARY  
Cook Co. # 100346

Property of Cook County Clerk's Office

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Plaintiff,

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CLAIMANTS,  
Defendants.

Case No.: 2022CH11393

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1228 S 56TH CT, CICERO, IL 60804

**COMPLIANCE WITH PREDATORY LENDING DATABASE SECTION OF  
RESIDENTIAL REAL PROPERTY DISCLOSURE ACT**

TO: Illinois Department of Financial and Professional Regulation  
Via electronic mail: VeritecOps@ILAPLD.com  
100 West Randolph Street, 9th Floor  
Chicago, Illinois 60601

**CERTIFICATION**

I, the undersigned attorney, certify that I prepared this notice on November 23, 2022 to be filed along with a copy of the lis pendens notice with the above-entitled address.

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.

Lender Legal PLLC  
2807 Edgewater Drive  
Orlando, Florida 32804  
Tel: (407) 730-4644  
Service Emails:  
[mjdiaz@lenderlegal.com](mailto:mjdiaz@lenderlegal.com)  
[EService@LenderLegal.com](mailto:EService@LenderLegal.com)  
LLS10941-IL - MAYA, ROSEMARY  
Cook Co. # 100346

/s/ Meaghan Diaz de Villegas  
Meaghan J. Diaz de Villegas, Esq.  
Counsel of Record for Plaintiff  
ARDC # 6340688

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## CERTIFICATE OF SERVICE AND CERTIFICATION

The undersigned, an attorney, states that true and correct copies of above and foregoing Lis Pendens and Notice of Foreclosure, Compliance with Predatory Lending Database Section of Residential Real Property Disclosure Act, and Certificate of Service and Certification were served on the Parties named below, via first class mail or e-mail as identified below, on November 23, 2022, on or before 5:00 p.m.

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.

/s/ Meaghan Diaz de Villegas  
Meaghan J. Diaz de Villegas, Esq.  
Counsel of Record for Plaintiff  
ARDC # 6340688

### SERVICE LIST:

Illinois Department of Financial and Professional  
Regulation

Via electronic mail: [VeritecOps@ILAPLD.com](mailto:VeritecOps@ILAPLD.com)

100 West Randolph Street, 9th Floor  
Chicago, IL 60601

Town of Cicero  
Attn: Town Clerk  
4949 West Cermak Road  
Cicero, IL 60804