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Karen A. Yarbrough
Cook County Clerk
Date: 11/29/2022 01:43 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

FLAGSTAR BANK, FSB,]	<u>[Reserved for Recorder's Use Only]</u>
]	
Plaintiff,]	
]	CASE NO. 2022CH11548
vs.]	
]	
DANIEL J. WILLIAMS; MAGGIE]	Filed With The Court: 11/29/2022
WILLIAMS; UNKNOWN OWNERS AND]	
NON-RECORD CLAIMANTS,]	
]	
Defendants.]	

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. 15-10-317-009-0000

- (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.
- (iii) The names of the title holders of record are: DANIEL J. WILLIAMS and MAGGIE WILLIAMS

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- (iv) The legal description is set forth below.
- (v) The common address or location of the property is: 633 24th Ave., Bellwood, IL 60104
- (vi) Identification of the mortgage sought to be foreclosed:
 - a) Mortgagors: DANIEL J. WILLIAMS and MAGGIE WILLIAMS
 - b) Mortgagee: ROYAL UNITED MORTGAGE, LLC.
 - c) Date of mortgage: February 12, 2019
 - d) Date and place of recording: March 1, 2019 in the office of the Recorder of Deeds of County Clerk
 - e) Document number: 1906046032

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: FLAGSTAR BANK, FSB
- (b) Said plaintiff claims a mortgage lien upon said real estate: 633 24th Ave., Bellwood, IL 60104
- (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:
DANIEL J. WILLIAMS; MAGGIE WILLIAMS;
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.



Robert J. Deisinger
ARDC #6286021 11-28-22

One of its attorneys

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

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 2 IN CUMMING'S AND FOREMAN REAL ESTATE CORPORATION 8TH ADDITION TO GOLF CLUB SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 12, 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 11/29/2022.

Date: 11/29/2022
 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: 11/29/2022
 Signature: Kevin Traznik
 Name: Kevin Traznik
 Title: Foreclosure Specialist
 Company: Diaz Anselmo & Associates LLC