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Karen A. Yarbrough
Cook County Clerk
Date: 12/15/2022 03:32 PM Pg: 1 of 3

Atty. No. 41568

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

CIBC BANK USA fka THE PRIVATEBANK
AND TRUST COMPANY, as successor
In interest to FOUNDERS BANK,

Plaintiff,

v.

MICHAEL P. COURTNEY, DAWN M.
COURTNEY fka DAWN M. BUGARIN,
MIDLAND CREDIT MANAGEMENT, INC.,
Unknown Owners and Non-Record Claimants

Defendants.

Case No.: 2022 CH 11790

Property Address:

10524 South Maplewood Avenue
Chicago, IL 60655

NOTICE OF ACTION TO FORECLOSE MORTGAGE (LIS PENDENS)

The undersigned certifies that the above-entitled cause of action was filed on December 6, 2022, and is now pending, and that said cause of action seeks the establishment and foreclosure of a mortgage on certain real property identified below.

The undersigned further certifies that:

- (i) The names of all plaintiffs and the case number are identified above.
- (ii) The court in which said action was brought is identified above.
- (iii) The name of the title holders of record are: Michael P. Courtney, Dawn M. Courtney fka Dawn M. Bugarin;
- (iv) A legal description of the real estate sufficient to identify it with reasonable certainty is set forth below:

LOT 6 IN BLOCK 10 IN RUETER AND COMPANY'S MORGAN PARK MANOR
IN THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 13,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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T.I.N.: 24-13-221-008-0000

Commonly known as: 10524 South Maplewood Avenue, Chicago, IL 60655

(v) An identification of the mortgage sought to be established and foreclosed is as follows:

Name of Claimant:	CIBC Bank USA 120 S. LaSalle Street Chicago, IL 60603;
Name of Title of Record Owner:	Michael P. Courtney, Dawn M. Courtney fka Dawn M. Bugarin;
Date of Claim:	August 4, 2006;
Date of Recording:	August 11, 2006, Cook County Recorder;
Identification of Recording:	Document No. 0622304289;

The undersigned further certifies pursuant that:

(a) The name and address of the party making said claim and asserting said claim is the plaintiff identified herein, in care of its counsel of record:

MOMKUS LLP
1001 Warrenville Rd., Suite 500
Lisle, IL 60532
(630) 434-0400;

(b) Said plaintiff claims a mortgage on said real estate;

(c) The nature of said claim is described in the Verified Complaint filed in the action described above;

(d) The names of the persons against whom said claim is made are identified as Defendants above;

(e) The legal description of said real estate appears above;

(f) The name and address of the person executing this Notice appears below; and

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

CIBC BANK USA fka THE PRIVATEBANK
AND TRUST COMPANY,

By: 
One of Plaintiff's Attorneys

Prepared By/MAIL TO:
Martin D. Taseh / William J. Costello
MOMKUS LLP
1001 Warrenville, Suite 500
Lisle, IL 60532 / Pn: (630) 434-0400
mtasch@momkus.com / hcostello@momkus.com
Cook County Atty. Id. No: 41568
W:\MDT FORECLOSURES\Lis Pendens.docx

CERTIFICATE OF SERVICE

Under penalties as provided by law pursuant to 735 ILCS 5/1-109 of the Illinois Code of Civil Procedure, the undersigned, certifies that true and correct copies of this Certificate of Service and Lis Pendens were served on the Parties named below, via first class mail by depositing same in the US mail depository, at 1001 Warrenville, Lisle, IL 60532, in a properly addressed, postage pre-paid envelope, on December 15, 2022.

By: 

Illinois Department of Financial
and Professional Regulation
100 West Randolph, 9th Floor
Chicago, IL 60601
(via email)

Office of the City Clerk
ATTN: Anna Valencia
121 North LaSalle Street
Chicago, IL 60602
(via regular mail)

Michael P. Courtney
Dawn M. Courtney f/k/a Dawn M. Bugarin
10524 South Maplewood Avenue
Chicago, IL 60655
(via regular mail)

Midland Credit Management, Inc.
c/o Illinois Corporation Service Company R/A
801 Adlai Stevenson Drive
Springfield, IL 62703
(via regular mail)

Alderman Matthew O'Shea
Ward 19
10400 South Western Avenue
Chicago, IL 60643
(via regular mail)