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N&L No. IL-006138-1

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Karen A. Yarbrough
Cook County Clerk
Date: 12/23/2022 09:11 AM Pg: 1 of 2

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

FLAGSTAR BANK, N.A.,

Plaintiff,

-vs-

MARTHA O. QUINONES; MARGARITA
QUINONEZ-ACOSTA; MARGARITA QUINONES;
UNKNOWN SPOUSE OF MARGARITA QUINONES;
UNITED STATES OF AMERICA; ILLINOIS
HOUSING DEPARTMENT AUTHORITY;
UNKNOWN OWNERS-TENANTS AND NON-
RECORD CLAIMANTS,

Defendant(s).

RESIDENTIAL MORTGAGE
FORECLOSURE

Case No. 22 CH 11938

Property Address:

2557 N. Mont Clare Ave.
Chicago, IL 60634

LIS PENDENS AND NOTICE OF FORECLOSURE

NOONAN & LIEBERMAN, LTD, attorneys for the Plaintiff, do hereby state that the above-referenced foreclosure action was filed in the above referenced court on the 9th day of December, 2022 and, pursuant to Section 15-1503 of the Illinois Mortgage Foreclosure Law, further state:

- (i) The names of the title holders of record: MARGARITA QUINONES, MARTHA O. QUINONES, and MARGARITA QUINONEZ-ACOSTA.
- (ii) Property that is subject to the foreclosure proceeding:

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LEGAL DESCRIPTION:

LOT 53 (EXCEPT THE SOUTH 20 FEET THEREOF) IN RUTHERFORD'S THIRD ADDITION TO MONT CLARE, IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2857 N. Mont Clare Ave., Chicago, IL 60634

PROPERTY IDENTIFICATION NO: 13-30-129-001-0000

- (iii) Information concerning mortgage being foreclosed: Mortgage in the amount of \$254,308.00, including subsequent advances made under the mortgage, given by Martha O. Quinones, Margarita Quinones and Margarita Quinonez-Acosta to Mortgage Electronic Registration Systems, Inc., as nominee for NEIGHBORHOOD LOANS, INC., dated February 26, 2015, and recorded March 24, 2015, as 1508345010 in the Cook County, Illinois Office of the Recorder of Deeds. This loan was subsequently modified to a new principal balance of \$259,408.83 through a loan modification agreement on March 5, 2018 and recorded in the Office of the Recorder of Deeds Cook County, Illinois on May 4, 2018 as Document No. 1812446037.

**CERTIFICATE OF MAILING AND COMPLIANCE WITH PREDATORY LENDING
DATABASE SECTION OF RESIDENTIAL REAL PROPERTY DISCLOSURE ACT 77 ILCS
77/70(g)**

The undersigned attorney, under penalties as provided by law pursuant to Section 1-109 of the Illinois Code of Civil Procedure, certifies that he/she caused a copy of the attached Lis Pendens and Notice of Foreclosure to be mailed to the following addresses with proper postage prepaid:

- Illinois Department of Financial and Professional Regulation, Division of Banking, 100 W. Randolph Street, 9th Floor, Chicago, Illinois 60601 via email to veritecOps@ILAPLD.com
- City of Chicago, 121 N. LaSalle, Room 107, Chicago, IL 60602.
- Alderman Chris Taliaferro, 6272 W. North Ave., Chicago IL 60639

Certified on this 20 day of December, 2022 by:



Kathryn A. Bodanza (6315218)

Prepared by and return to:

Kathryn A. Bodanza (6315218)

Attorney for the Plaintiff

Noonan & Lieberman, Ltd

33 North LaSalle Street, Suite 1150

Chicago, Illinois 60602

Phone: 312-605-3500

Service by Email Accepted at: intake@noonanandlieberman.com

Firm ID: 38245