

# UNOFFICIAL COPY

Doc#: 2300633190 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/06/2023 11:33 AM Pg: 1 of 3

## LIS PENDENS NOTICE

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

JPMorgan Chase Bank, National Association

Plaintiff

vs.

Maria J. Diaz, Unknown Owners and Non-Record  
Claimants.

Defendants

CASE NO. 2023CH00060

### LIS PENDENS

I, the undersigned, do hereby certify that the above entitled cause was filed in the Circuit Court of Cook County on the 4th day of January, 2023 and is now pending in said Court and that the property affected by the cause is described as follows:

Lot 23 (Except the North 80 feet thereof) in Frederick H. Bartlett's Narragansett Park, a Resubdivision of Lots 1 to 10 both inclusive in Block 4 in Hall's addition to Chicago, being a Subdivision of the East half of the Southeast Quarter of Section 18, Township 38 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois

Property I.D. 19-18-413-032-0000

- (i) The name 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 name of the title holders of record are: Maria J. Diaz, unmarried
- (iv) The legal description is set forth above
- (v) The common address or location of property is: 6057 S Nagle Ave, Chicago, IL 60638

Identification of the mortgage sought to be foreclosed

- a) Mortgagors: Maria J. Diaz, unmarried
- b) Mortgagee: JPMorgan Chase Bank, National Association
- c) Date of Mortgage: January 29, 2009
- d) Date and place of recording: February 13, 2009

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e) Document No. 0904435074

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:  
JPMorgan Chase Bank, National Association
- b. Said plaintiff claims a mortgage lien upon said real estate: 6057 S Nagle Ave, Chicago, IL 60638
- 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: Maria J. Diaz; Unknown Owners and Non-Record Claimants.
- e. The legal description of said real estate appears above
- f. The name and address of the person who prepared this notice appears below.

/s/David A. Drescher  
One of its Attorneys

Drafted by and When Recorded Mail to:  
Randall S. Miller & Associates, LLC  
120 North LaSalle Street, Suite 1140,  
Chicago, IL 60602  
P: (312) 239-3432  
F: (312) 284-4820  
Cook County Attorney No. 46689

pleadings@rsmalaw.com  
Our Case Number: 22IL00263-1

Cook County Clerk's Office

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Hearing Date: 3/7/2023 2:00 PM  
 Location: Court Room 2809  
 Judge: Chupack, Joel

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

JPMorgan Chase Bank, National Association  
 Plaintiff,

vs.

Case:  
 2023CH00060

FILED  
 1/4/2023 9:56 AM  
 IRIS Y. MARTINEZ  
 CIRCUIT CLERK  
 COOK COUNTY, IL  
 2023CH00060  
 Calendar, 57  
 20885364

Maria J. Diaz,  
 Unknown Owners and NonRecord Claimants,  
 Defendant(s).

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

TO: Illinois Department of Financial and Professional Regulation  
 122 S. Michigan Ave., 19<sup>th</sup> Floor  
 Chicago, Illinois 60603

**CERTIFICATION**

I David A. Drescher, attorney, certify that I prepared this notice on January 4, 2023, to be filed along with the lis pendens notice with the above entitled address.

(X) Under penalties as provided by law pursuant to 735 ILCS 5/1-109, I certify that the statements set forth herein are true and correct.

/s/David A. Drescher  
 One of Plaintiff's Attorneys

Drafted by:  
 Randall S. Miller & Associates, LLC  
 120 North LaSalle Street, Suite 1140  
 Chicago, IL 60602  
 P: (312) 239-3432 F: (312) 284-4820  
 Attorney No. Cook County 46689  
 James D. Major, 6295217  
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 Our Case Number: 22IL00263-1

FILED DATE: 1/4/2023 9:56 AM 2023CH00060