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Doc#: 2301146154 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/11/2023 04:03 PM Pg: 1 of 3

LIS PENDENS AND **NOTICE OF FORECLOSURE**

PREPARED BY & RETURN TO:

ARTHUR C. CZAJA
Attorney at Law
7521 N. Milwaukee Ave.
Niles, IL 60714

STATE OF ILLINOIS
COOK COUNTY ATTY. NO. 47671

COUNTY OF COOK

(Above For Recorder's Use)

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

Chicago Title Land Trust Company, an)
Illinois corporation, as Trustee; Berna Florian and)
Edgar Daniel Mayorga)

Case No: 2023-CH-00196

Plaintiffs,)

vs.)

Jose Ramirez a/k/a Jose Oviedo Ramirez;)
Unknown Heirs and Legatees of Reginaldo Lucas)
Garcia; Unknown Owners and Non-record)
Claimants,)

Property Address:
2224 N. Mulligan Avenue
Chicago, IL 60639

Defendants.)

Calendar 57

I, undersigned, do hereby certify that the above-entitled cause was filed in the above Court on the **9TH** day of **JANUARY, 2023** and is now pending in said Court and that the property affected by said cause is described as follows:

LOT 40 IN BLOCK 23 IN GRANT AVENUE ESTATES, A SUBDIVISION OF THAT PART SOUTH OF WEST GRAND AVENUE, OF THE NORTH 3/4 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE NORTH 33 FEET OF THE SOUTH 1/4 OF THE WEST 1/2 OF THE NORTHWEST 1/4, IN COOK COUNTY, ILLINOIS.

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Permanent Index Number: 13-32-110-038-0000

Commonly known as: 2224 North Mulligan Avenue
Chicago, IL 60639

TRUST DEED SOUGHT TO BE FORECLOSED:

- a. Nature of the instrument: Mortgage.
- b. Date of the Trust Deed: August 17, 2018
- c. Name of the Mortgagors: Jose Oviedo Ramirez and Reginaldo Lucas Garcia
- d. Name of Original Mortgagee(s): Chicago Title Land Trust Company, an Illinois corporation, as Trustee
- e. Date and Place of Recording: August 21, 2018, in the Office of the Recorder of Deeds in Cook County, Illinois.
- f. Identification of Recording: Trust Deed recorded as Document No. 1823334061.
- g. Interest Subject to the Trust Deed: Fee Simple.
- h. Amount of original indebtedness, including subsequent advances made under the Trust Deed: \$50,000.00

The undersigned further certifies pursuant to 735 ILCS 5/15-1218;

- a. The name of the party plaintiff making said claim and asserting said lien in the nature of a mortgage is: Chicago Title Land Trust Company, an Illinois corporation, as Trustee, Berna Florian and Edgar Daniel Mayorga
- b. Said plaintiffs claim a lien in the nature of a mortgage upon said real estate: 2224 North Mulligan Avenue, Chicago, IL 60639
- c. The nature of said claim is in the nature of a mortgage and foreclosure action described above.
- d. The names of the persons against who said claim is made are: Jose Oviedo Ramirez and Unknown Heirs and Legatees of Reginaldo Lucas Garcia.

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- e. The legal description of said real estate appears above.
- f. The name and address of the person executing this notice appears below.
- g. The name and address of the person who prepared this notice appears below.



SIGNATURE:

Arthur C. Czaja, Attorney for Plaintiffs

Prepared by:

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Attorney for Plaintiffs
Cook County Atty. #: 47671
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