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Doc#. 2303813336 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/07/2023 02:29 PM Pg: 1 of 4

LIS PENDENS/
NOTICE OF FORECLOSURE

PREPARED BY & RETURN TO:
The Wirbicki Law Group LLC
33 W. Monroe St., Suite 1540
Chicago, IL 60603
Phone: 312-360-9455

"THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION
OBTAINED WILL BE USED FOR THAT PURPOSE"

W22-0487
42463

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

Wells Fargo Bank, N.A., Successor by Merger to Wells
Fargo Bank Minnesota, N.A. F/K/A Norwest Bank
Minnesota, N.A., as Trustee for First Franklin Mortgage
Loan Trust 2004-FFH3 Asset-Backed Certificates 2004-
FFH3;
Plaintiff,

vs.

Unknown Heirs and Legatees of Sandra D. Ramsay; City of
Calumet City; Illinois Department of Revenue; U.S. Small
Business Administration; Capital One Bank (USA), N.A.;
Midland Funding LLC; David Blackmon; Korte Blackmon;
Heyan Boyne; Unknown Owners and Non Record
Claimants;
Defendants.

Case No. 2023CH01172

213 157th Street, Calumet City, IL 60409

NOTICE OF FORECLOSURE

I, the undersigned, do hereby certify that the above entitled cause was filed in the above Court on the
6th day of February, 2023, for Foreclosure of a Mortgage and that the property affected
by said cause is described as follows:

LOT 10 IN BLOCK 4 IN WEST PARK MANOR, BEING A SUBDIVISION IN
FRACTIONAL SECTION 17, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

C/K/A: 213 157th Street, Calumet City, IL 60409
PIN: 30-17-127-010-0000

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The subject mortgage has been recorded/registered as:

Date of Mortgage: June 4, 2004


Date and place of recording: June 23, 2004 / Cook County Recorder of Deeds

Document No: 0417505260

Amount of Mortgage: \$115,000.00

Name of present owners of the real estate: Unknown Heirs and Legatees of Sandra D. Ramsay

SIGNATURE:



Russell C. Wirbicki (6186310)
Attorney of Record

Russell C. Wirbicki (6186310)
Christopher J. Irk (6300084)
Cory J. Harris (6319221)
Tracey M. Coons (6311050)
The Wirbicki Law Group LLC
Attorney for Plaintiff
33 W. Monroe St., Suite 1540
Chicago, IL 60603
Phone: 312-360-9455
Atty. No. 42463
W22-0487
pleadings.il@wirbickilaw.com

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W22-0487
42463

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

Wells Fargo Bank, N.A., Successor by Merger to Wells Fargo Bank Minnesota, N.A. F/K/A Norwest Bank Minnesota, N.A., as Trustee for First Franklin Mortgage Loan Trust 2004-FFH3 Asset-Backed Certificates 2004-FFH3;

Plaintiff,

vs.

Unknown Heirs and Legatees of Sandra D. Ramsay; City of Calumet City; Illinois Department of Revenue; U.S. Small Business Administration; Capital One Bank (USA), N.A.; Midland Funding LLC; David Blackmon; Korte Blackmon; Heyan Boyne; Unknown Owners and Non Record Claimants;

Defendants.

Case No. 2023CH01172

213 157th Street, Calumet City, IL 60409

NOTICE OF FILING LIS PENDENS

TO: Illinois Department of Financial and Professional Regulation
Division of Banking
100 W. Randolph St., 9th Floor
Chicago, Illinois 60601

PLEASE TAKE NOTICE THAT on or about the 7th day of February, 2023, the undersigned recorded a Lis Pendens with the Cook County Recorder of Deeds.

PIN: 30-17-127-010-0000

COMMON ADDRESS: 213 157th Street, Calumet City, IL 60409

/s/Russell C. Wirbicki
Attorney for Plaintiff

Russell C. Wirbicki (6186310)
Christopher J. Irk (6300084)
Cory J. Harris (6319221)
Tracey M. Coons (6311050)
The Wirbicki Law Group LLC
Attorney for Plaintiff

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Atty. No. 42463
W22-0487
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WLG5442629WLG

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CERTIFICATE OF SERVICE

I, the undersigned, being first on oath duly sworn, deposes and states that a true copy of the above and foregoing **Notice of Filing** was:

- personally delivered mailed by depositing said documents in the U.S. Mail at
33 W. Monroe St., Suite 1540, Chicago, IL 60603,
postage prepaid
- E-mailed to the Illinois
Department of Financial and
Professional Regulation

To the above-named address as shown above on the 7th day of February, 2023 in accordance with HB4050 Illinois Predatory Lending Database Pilot Program.

/s/Russell C. Wirbicki