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Doc#. 2305329226 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/22/2023 03:32 PM Pg: 1 of 4

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

MIDFIRST BANK
PLAINTIFF,

-vs-

Jeremiah Simpson; Barnett REI Finance 1, LLC;
United States of America; UNKNOWN
OWNERS AND NON-RECORD CLAIMANTS;
UNKNOWN OCCUPANTS

DEFENDANTS

NO. 2023CH01295

PROPERTY ADDRESS:
10236 SOUTH EGGLESTON AVENUE
CHICAGO, IL 60628

NOTICE OF FORECLOSURE LIS PENDENS

I, the undersigned, do hereby certify that the above entitled action was caused to be filed in the above Court.

AND FURTHER SAYETH:

1. Names of Title Holders of Record:

Jeremiah Simpson

2. The following Mortgage is sought to be foreclosed:

Mortgage made by Jeremiah Simpson to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Caliber Home Loans, Inc. and recorded September 13, 2018 as Document No. 1825606022, Loan Modification Agreement recorded May 5, 2022 as Document No. 2212539141, in the Cook

UNOFFICIAL COPY**23-098166**

County Recorder's Office, having a legal description and common address as follows:

LOT 38 IN BLOCK 7 IN FERNWOOD PARK, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPLE MERIDIAN, IN COOK COUNTY ILLINOIS.

Commonly known as 10236 South Eggleston Avenue, Chicago, IL 60628

Permanent Index No.: 25-09-331-010-0000

3. Parties against whom foreclosure is sought:

Jeremiah Simpson; Barnett REI Finance 1, LLC; United States of America; Unknown Owners and Non-Record Claimants; Unknown Occupants

4. The following reformation is sought:

- a) The Mortgage dated September 12, 2018 and recorded on September 13, 2018 as Document No. 1825606022 and its associated documents contain an inadvertent error in the Legal Description (defect(s) identified in bold)

LOT 38 IN BLOCK 7 IN FERNWOOD PARK, A SUBDIVISION OF THE EAST **1/20F** THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPLE MERIDIAN, IN COOK COUNTY ILLINOIS.

The accurate Legal Description on the Mortgage and its associated documents is (correction(s) identified in bold):

LOT 38 IN BLOCK 7 IN FERNWOOD PARK, A SUBDIVISION OF THE EAST **1/2 OF** THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPLE MERIDIAN, IN COOK COUNTY ILLINOIS.

- b) The Warranty Deed dated August 22, 2018 and recorded on September 13, 2018 as Document No. 1825606021 and its associated documents contain an inadvertent error in the Legal Description (defect(s) identified in bold)

LOT 38 IN BLOCK 7 IN FERNWOOD PARK, A SUBDIVISION OF THE EAST **1/20F** THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPLE MERIDIAN, IN COOK COUNTY ILLINOIS.

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The accurate Legal Description on the Warranty Deed and its associated documents is (correction(s) identified in bold):

LOT 38 IN BLOCK 7 IN FERNWOOD PARK, A SUBDIVISION OF THE EAST **1/2 OF** THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPLE MERIDIAN, IN COOK COUNTY ILLINOIS.

MidFirst Bank

/s/ Laura j. Anderson
One of Plaintiff's Attorneys

PREPARED BY:

Randal S. Berg (6277119)
Michael N. Burke (6291435)
Christopher A. Cieniawa (6187452)
Michael Kalkowski (6185654)
Laura J. Anderson (6224385)
Thomas Belczak (6193705)
Mallory Snyderman (6306039)
Debra Miller (6205477)
Amy Aronson (6206512)

LOGS Legal Group LLP
Attorney for Plaintiff
2121 Waukegan Road, Suite 301
Bannockburn, IL 60015
(847) 291-1717
ILNOTICES@logs.com
Attorney No: 42168

MAIL TO:

Provest
1 East 22nd Street, Suite 120
Lombard, IL 60148

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. PLEASE BE ADVISED THAT IF YOUR PERSONAL LIABILITY FOR THIS DEBT HAS BEEN EXTINGUISHED BY A DISCHARGE IN BANKRUPTCY OR BY AN ORDER GRANTING IN REM RELIEF FROM STAY, THIS NOTICE IS PROVIDED SOLELY TO FORECLOSE THE MORTGAGE REMAINING ON YOUR PROPERTY AND IS NOT AN ATTEMPT TO COLLECT THE DISCHARGED PERSONAL OBLIGATION.

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MIDFIRST BANK
PLAINTIFF,

-vs-

Jeremiah Simpson; Barnett REI Finance 1, LLC;
United States of America; UNKNOWN
OWNERS AND NON-RECORD CLAIMANTS;
UNKNOWN OCCUPANTS
DEFENDANTS

NO. 23 CH 1295

PROPERTY ADDRESS:
10236 SOUTH EGGLESTON AVENUE
CHICAGO, IL 60628

CERTIFICATE OF SERVICE

The undersigned, a non-attorney, states that he/she has emailed a copy of the Lis Pendens attached hereto to the Illinois Department of Financial and Professional Regulation, Division of Banking, at VeritecOps@ILAPLD.com on 02-16-2023

Certification Pursuant to 735 ILCS 5/1-109

Under penalties as provided by law pursuant to Section 1-109 of the Code of Civil Procedure, the undersigned certifies that the statements set forth in this instrument are true and correct, except as to matters therein stated to be on information and belief and as to such matters the undersigned certifies as aforesaid that he/she verily believes the same to be true.

Dated: 02-16-2023

/s/ Tiffany Webb, Support Legal Assistant
A non-attorney

LOGS Legal Group LLP
Attorney for Plaintiff
2121 Waukegan Road, Suite 301
Bannockburn, IL 60015
(847) 291-1717
ILNOTICES@logs.com
Attorney No: 42168