

# UNOFFICIAL COPY

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Karen A. Yarbrough  
Cook County Clerk  
Date: 02/24/2023 03:54 PM Pg: 1 of 3

Property of Cook County Clerk's Office

Johnson, Blumberg & Associates, LLC  
File # IL 22 9257

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

SELECT PORTFOLIO SERVICING, INC.,

PLAINTIFF

vs.

MELANIE C. VILLANUEVA; UNKNOWN  
OWNERS AND NON-RECORD CLAIMANTS,

DEFENDANT

NO. 2022 CH 12563

Address: 450 W. Briar Place  
Chicago, IL 60657

## NOTICE OF FORECLOSURE/LIS PENDENS

The undersigned certifies that the above-entitled mortgage foreclosure action was filed on 12/01/22 and is now pending.

1. The name of the Plaintiff and the Case Number are identified in the caption above.
2. The Court in which said action was brought is identified above.
3. That the property being foreclosed is legally described as:

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UNIT NO. 12C AND G-39, IN THE 450 BRIAR PLACE CONDOMINIUM, AS  
DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE EAST 8 FEET OF LOT 1 AND ALL OF LOTS 2, 3, AND 4, IN BLOCK 2, IN  
OWNER'S DIVISION OF BRAUCKMAN'S AND GEHRKE'S SUBDIVISION IN THE  
EAST HALF OF THE NORTHWEST QUARTER AND THE NORTHEAST FRACTIONAL  
QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD  
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF  
CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0518944061; TOGETHER  
WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN  
COOK COUNTY, ILLINOIS

C/k/a 450 W. BRIAR PLACE, CHICAGO, IL 60657  
Tax ID# 14-28-103-065-1032

4. That the parties against whom this action was brought is:  
Title holder: MELANIE C. VILLANUEVA  
Others: UNKNOWN OWNERS AND NONRECORD CLAIMANTS
  
5. The identification of the Mortgage sought to be foreclosed is as follows:  
Name of mortgagors: MELANIE C. VILLANUEVA  
Name of original mortgagee: JPMORGAN CHASE BANK, N.A.  
Date of mortgage: November 5, 2012  
Date and County where recorded: December 3, 2012, in Cook County, Illinois Recorder of  
Deeds Office  
Recording Document No.: 1233846033 and modified by two loan modification agreements,  
first one, recorded as Document Number 1514739041, on May 27, 2015 and the second one  
was recorded as Document Number 2121825187, on August 6, 2021.

This Document was prepared and executed by:

/s Karla M. Stepter

Karla M. Stepter IL ARDC #6293417  
Johnson, Blumberg, & Associates, LLC  
230 W. Monroe Street, Suite 1125  
Chicago, Illinois 60606  
Email: [ilpleadings@johnsonblumberg.com](mailto:ilpleadings@johnsonblumberg.com)  
Ph. 312-541-9710 / Fax 312-541-9711  
JB&A # IL 22 9257  
County Number: 40342  
Please Return to:  
Karla M. Stepter  
Johnson, Blumberg, & Associates, LLC  
230 W. Monroe Street, Suite 1125  
Chicago, Illinois 60606  
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## CERTIFICATE OF SERVICE

I, Karla M. Stepter, attorney, affirms that a copy of said Notice of Foreclosure/Lis Pendens was filed with the Illinois Department of Financial and Professional Regulation, Division of Banking, 100 W. Randolph St., 9th Floor, Chicago, Illinois, 60601 Attn: HB4050 Pilot Program by delivery by electronic transmission to VeritecOps@ILAPLD.com pursuant to the Electronic Lis Pendens filing procedures established by the IDFPR.

/s/ Karla M. Stepter

Karla M. Stepter

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