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Karen A. Yarbrough
Cook County Clerk
Date: 03/08/2023 12:26 PM Pg: 1 of 5

LIS PENDENS NOTICE

STATE OF ILLINOIS
COOK COUNTY

IN THE CIRCUIT COURT OF COOK
COUNTY

COOK COUNTY, ILLINOIS

Type or Print Complete Information

U.S. BANK NATIONAL ASSOCIATION]

[Reserved for Recorder's Use Only]

Plaintiff,]

CASE NO.]

vs.]

2023CH01838]

UNKNOWN HEIRS AND LEGATEES OF]
BYTHER SMITH; DELBRA TAYLOR AKA]
DELBRA A. TAYLOR INDIVIDUALLY]
AND AS SUPERVISED EXECUTOR OF THE]
ESTATE OF BYTHER SMITH; ALDORA]
CLAY; ALMA KERSHAW AKA ALMA M.]
KERSHAW; PATRICE SMITH GUESS;]
ANNIE V. WILLIAMS AKA ANNIE]
WILLIAMS; BONNY GORDON;]
UNKNOWN OWNERS AND NON-RECORD]
CLAIMANTS;]

Filed With The Court: 2-24-2023

Defendants.

LIS PENDENS & NOTICE OF FORECLOSURE

I, the undersigned, do hereby certify that I caused the above entitled mortgage foreclosure action to be filed in the above referenced circuit court and that the property affected by said cause is described as follows:

SEE ATTACHED LEGAL DESCRIPTION

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P.I.N. 25-19-312-001-0000

- (i) The names 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 names of the title holders of record are: DELBRA TAYLOR AND UNKNOWN HEIRS AND LEGATEES OF BYTHER SMITH
- (iv) The legal description is set forth below.
- (v) The common address or location of the property is: 11601 South Hale Avenue , Chicago, IL 60643
- (vi) Identification of the mortgage sought to be foreclosed
 - a) Mortgagors: BYTHER SMITH AND ETTA M. SMITH (Deceased)
 - b) Mortgagee: RBS CITIZENS, N.A.
 - c) Date of mortgage: November 1, 2012
 - d) Date and place of recording:
November 16, 2012 in the office of the Recorder of Deeds or County Clerk
 - e) Document number: 1232108289

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: U.S. BANK NATIONAL ASSOCIATION
- (b) Said plaintiff claims a mortgage lien upon said real estate: 11601 South Hale Avenue , Chicago, IL 60643
- (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:
UNKNOWN HEIRS AND LEGATEES OF BYTHER SMITH; DELBRA TAYLOR AKA DELBRA A. TAYLOR INDIVIDUALLY AND AS SUPERVISED EXECUTOR OF THE ESTATE OF BYTHER SMITH; ALDORA CLAY; ALMA

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KERSHAW AKA ALMA M. KERSHAW;
PATRICE SMITH GUESS; ANNIE V. WILLIAMS
AKA ANNIE WILLIAMS; BONNY GORDON;
UNKNOWN OWNERS AND NON-RECORD
CLAIMANTS;

- (e) The legal description of said real estate appears below.
- (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.



One of its attorneys
Diaz Anselmo & Associates, LLC

Mark McGinn
ARDC: 6313403
Diaz Anselmo & Associates LLC

Diaz Anselmo & Associates, LLC
Attorneys for Plaintiff
1771 West Diehl Road, Suite 120
Naperville, IL 60563
Telephone: (630) 453-6960
Facsimile: (630) 428-4620
Attorney No. Cook 64727, DuPage 293191
Service E-mail: midwestpleadings@dallegal.com

Prepared by and Return to:
Diaz Anselmo & Associates, LLC
1771 West Diehl Road, Suite 120
Naperville, IL 60563

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EXHIBIT A

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK IN THE STATE OF ILLINOIS, TO WIT:

THE NORTH 33 FEET 5 INCHES OF LOTS 1, 2, 3 AND 4 TAKEN AS A TRACT IN BLOCK 98 IN WASHINGTON HEIGHTS RESUBDIVISION IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN WEST OF RAILROAD AND EAST OF PROSPECT AVENUE.

Property of Cook County Clerk's Office

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CERTIFICATE OF SERVICE OF LIS PENDENS ON THE ILLINOIS DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATION

AFFIDAVIT

State of Illinois)
) SS
County of Cook)

I, Deanna Gembeck, on oath do hereby depose and state that I electronically delivered the attached Lis Pendens to the Illinois Department of Financial and Professional Regulation at the Thompson Center, 100 W. Randolph Street, Chicago, IL 60601, on 3-2-2023.

Date: 3-2-2023

Signature: 

Name: Deanna Gembeck

Title: Title Admin Support

Company: Diaz Anselmo & Associates

CERTIFICATION

Under penalties as provided by law pursuant to 735 ILCS 5/1-109, 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 verily believes the same to be true.

Date: 3-2-2023

Signature: 

Name: Deanna Gembeck

Title: Title Admin Support

Company: Diaz Anselmo & Associates