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Doc#. 2307441043 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/15/2023 09:49 AM Pg: 1 of 3

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

U.S. BANK NATIONAL ASSOCIATION

PLAINTIFF,

v.

CECILIO J. GONZALEZ; PETER BABJAK,
TRUSTEE UNDER TRUST NUMBER
W1810W U/D/T/ DATED JANUARY 5,
2010; GIOVANNI CUADROS, AS
TRUSTEE OF THE W1810W LAND
TRUST, DATED JUNE 28, 2011; COOK
COUNTY ASSESSOR'S OFFICE;
UNKNOWN OWNERS AND
NON-RECORD CLAIMANTS;

DEFENDANTS.

CASE NO.: 2023CH01817

PROPERTY ADDRESS:
1810 N 35TH AVE
STONE PARK, IL 60165

NOTICE OF FORECLOSURE
LIS PENDENS

I, the undersigned, hereby certify that on February 23, 2023 the above captioned mortgage foreclosure action was commenced in the above stated court and that action is pending. I further state as follows:

1. Name of Title Holders of Record:

GIOVANNI CUADROS, AS TRUSTEE OF THE W1810W LAND TRUST, DATED
JUNE 28, 2011

2. The following Mortgage is sought to be foreclosed:

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Mortgage, dated June 2, 2011 and recorded on June 30, 2011 as Document No. 1118110051, in the Cook County Recorder's Office by and between PETER BABJAK, TRUSTEE UNDER TRUST NUMBER W1810W U/D/T/ DATED JANUARY 5, 2010, and RBS CITIZENS, N.A.

3. Said Mortgage encumbers the following real estate:

Legal Description

LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN STONE PARK, IN THE COUNTY OF COOK, AND STATE OF ILLINOIS, AND BEING DESCRIBED IN A DEED DATED 01/05/2010, AND RECORDED 01/19/2010 AMONG THE LAND RECORDS OF THE COUNTY AND STATE AS SET FORTH ABOVE AND REFERENCED AS FOLLOWS: INSTRUMENT NO. 1001905054.

BEING FURTHER DESCRIBED AS:

IN THE COUNTY OF COOK, STATE OF ILLINOIS:

LOT 31 IN BLOCK6 IN H.O STONE AND COMPANY'S WORLD FAIR ADDITION A SUBDIVISION OF TAHT PART OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 12, <E&P LYING NORTH AND SOUTH OF INDIAN BOUNDARY LINE ACCORING TO THE PLAT THEREOF RECORDED AS DOCUMENT 10262949 IN COOK COUNTY, ILLINOIS.

Common Address: 1810 N 35TH AVE, STONE PARK, IL 60165

Tax ID: 15-04-105-035-0000

Prepared By and Return To:

Robertson Anschutz Schneid Crane & Partners,
PLLC

Firm ID: 65582

205 N. Michigan Avenue Suite 810

Chicago, Illinois 60601

Phone: (561) 241-6901

E-mail: ILmail@raslg.com

File: 23-091721

By: /s/ Paul Massey

3/9/2023 | ARDC No. 6293311

THIS COMMUNICATION IS FROM A DEBT COLLECTOR.

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CERTIFICATE OF SERVICE PURSUANT TO THE PREDATORY LENDING DATABASE ACT

Please take notice that a copy of the Notice of Foreclosure, pursuant to 735 ILCS 5/15-1503, was electronically filed with the Illinois Department of Financial and Professional Regulation Division of Banking.

PROOF OF SERVICE

I, the undersigned, hereby certify under penalties as provided by law pursuant to Section 1-109 of the Code of Civil Procedure, that I caused a copy of the Notice of Foreclosure to be sent via e-mail to the Illinois Department of Financial and Professional Regulation Division of Banking at VeritecOps@ILAPLD.com on 3/9/2023.

Robertson Anschutz Schneid Crane & Partners, PLLC
205 N. Michigan Suite 810
Chicago, IL 60601
Phone: (561) 241-6901
E-mail: ILmail@raslg.com

Respectfully Submitted,

By: /s/ Paul Massey

3/9/2023 | ARDC No. 6293311

File: 23-091721

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