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Karen A. Yarbrough
Cook County Clerk
Date: 04/05/2023 03:28 PM Pg: 1 of 5

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

HUNTINGTON NATIONAL BANK S/B/M TO
TCF NATIONAL BANK,

Plaintiff,

vs.

JESUS TRUJILLO AND THE REGENCY
CONDOMINIUM ASSOCIATION, INC.,

Defendants.

CASE NO. 23-CH-03161
CALENDAR 63

PROPERTY ADDRESS:
7410 W NORTH AVE. #503
ELMWOOD PARK, IL 60707

NOTICE OF FORECLOSURE (LIS PENDENS)
(735 ILCS 5/15 1503)

The undersigned certifies that the above-entitled mortgage foreclosure action was filed on March 31, 2023 and is now pending.

- i. The names of all plaintiffs and the case number are identified above.
- ii. The court in which said action was brought is identified above.
- iii. The name of the title holder of record is: Jesus Trujillo.
- iv. A legal description of the real estate sufficient to identify it with reasonable certainty is as follows:

UNIT NUMBER 503 THE REGENCY CONDOMINIUM, AS DELINEATED
ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL
ESTATE:

LOTS 18, 19 AND 20 IN BLOCK 8 IN FOREST VIEW GARDENS, BEING A
SUBDIVISION OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 12, EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

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WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO DECLARATION OF CONDOMINIUM RECORDED JULY 27, 1992 AS DOCUMENT 92549821, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 12-36-427-043-1015

v. A common address or description of the location of the real estate is as follows:
7410 W North Ave. #503, Elmwood Park, IL 60707

vi. An identification of the mortgage sought to be foreclosed is as follows:

Names of Mortgagors: Jesus Trujillo, an unmarried man
Name of Mortgagee: "MERS", Mortgage Electronic Registration Systems, Inc., as Mortgagee, acting solely as nominee for Top Flite Financial, Inc., its successors and assigns
Date of Mortgage: January 11, 2019
Date of recording: January 14, 2019
County where recorded: Cook County
Recording document identification: Document No. 1901457137

Dated this 4th day of April, 2023

Signature Megan S. Catour
Megan S. Catour
Attorney for Plaintiff

Address: 601 East William Street, Decatur, IL 62523

XX Attorney of Record _____ Party to said cause
(check one)

This document was prepared by: Megan S. Catour
Heavner, Beyers & Mihlar, LLC
Whose address is: P.O. Box 740
Decatur, IL 62525

MAIL TO: Heavner, Beyers & Mihlar, LLC
P.O. Box 740
Decatur, IL 62525

NO CHANGE IN TAXES

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Megan S. Catour (#6303195)
HEAVNER, BEYERS & MIHLAR, LLC - #40387
Attorneys at Law
P.O. Box 740
Decatur, IL 62525

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HUNTINGTON NATIONAL BANK S/B/M TO
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CALENDAR 63

PROPERTY ADDRESS:
7410 W NORTH AVE. #503
ELMWOOD PARK, IL 60707

CERTIFICATE OF SERVICE

I caused to be sent via electronic mail a copy of the Notice of Foreclosure (Lis Pendens) address as follows:

Illinois Department of Financial and Professional Regulation
Division of Banking
ATTN: Anti Predatory Lending Database
veritecops@ilapld.com

LEGAL:

UNIT NUMBER 503 THE REGENCY CONDOMINIUM, AS DELINEATED
ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL
ESTATE:

LOTS 18, 19 AND 20 IN BLOCK 8 IN FOREST VIEW GARDENS, BEING A
SUBDIVISION OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 12, EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

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WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO DECLARATION OF CONDOMINIUM RECORDED JULY 27, 1992 AS DOCUMENT 92549821, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 12-36-427-043-1015

Commonly known as: 7410 W North Ave. #503, Elmwood Park, IL 60707

Megan S. Catour

Megan S. Catour
Heavner, Beyers & Mihlar, LLC

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.

Dated April 4, 2023

By _____

Megan S. Catour

Megan S. Catour (#6303195), Its Attorney
Of Heavner, Beyers & Mihlar, LLC

PREPARED BY AND RETURN TO:

Megan S. Catour (#6303195)
HEAVNER, BEYERS & MIHLAR, LLC - #40387
Attorneys at Law
P.O. Box 740
Decatur, IL 62525

Send Notice/Pleadings to:
Veronika J. Miles (#6313161)
Email: CookPleadings@hsbattys.com
Telephone: (217) 422-1719
Facsimile: (217) 422-1754

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