

# UNOFFICIAL COPY

Doc#. 2309706230 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/07/2023 12:01 PM Pg: 1 of 3

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

HSBC BANK USA, NATIONAL ASSOCIATION, AS  
TRUSTEE FOR THE BENEFIT OF PEOPLE'S  
FINANCIAL REALTY MORTGAGE SECURITIES  
TRUST, SERIES 2006-1, MORTGAGE PASS-  
THROUGH CERTIFICATES, SERIES 2006-1  
PLAINTIFF,

-vs-

Stephen P. Dudzik a/k/a Stephen Paul Dudzik;  
UNKNOWN OWNERS AND NON-RECORD  
CLAIMANTS; UNKNOWN OCCUPANTS

DEFENDANTS

NO. 23 CH 2613

PROPERTY ADDRESS:  
17102 GRANT STREET  
LANSING, IL 60438

### 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:

Steven P. Dudzik

2. The following Mortgage is sought to be foreclosed:

Mortgage made by Stephen P. Dudzik to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for People's Choice Home Loan, Inc. and recorded June 23, 2006 as Document No. 0617443175, Loan Modification Agreement recorded May 26, 2010 as Document No. 1014631100, in the Cook County Recorder's Office, having a legal description and common address as follows:

LOT 47 IN FIRST ADDITION TO WENTWORTH ESTATES, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 LYING SOUTH AND WEST OF THE LITTLE CALUMET RIVER IN FRACTIONAL SECTION 29, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON

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23-098532

FEBRUARY 19, 1965 AS DOCUMENT 2196156, IN COOK COUNTY, ILLINOIS.

Commonly known as 17102 Grant Street, Lansing, IL 60438

Permanent Index No.: 30-29-117-017-0000

3. Parties against whom foreclosure is sought:

Stephen P. Dudzik a/k/a Stephen Paul Dudzik; Unknown Owners and Non-Record Claimants;  
Unknown Occupants

HSBC Bank USA, National Association, as Trustee for  
the benefit of People's Financial Realty Mortgage  
Securities Trust, Series 2006-1, Mortgage Pass-Through  
Certificates, Series 2006-1

/s/ Amy A. Aronson 3/16/2023  
One of Plaintiff's Attorneys

PREPARED BY:

Randal S. Berg (6277119)  
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Christopher A. Cieniawa (6187452)  
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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 22<sup>nd</sup> 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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COUNTY DEPARTMENT - CHANCERY DIVISION**

HSBC BANK USA, NATIONAL  
ASSOCIATION, AS TRUSTEE FOR THE  
BENEFIT OF PEOPLE'S FINANCIAL  
REALTY MORTGAGE SECURITIES TRUST,  
SERIES 2006-1, MORTGAGE PASS-  
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LANSING, IL 60438

**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 03-24-2023

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: 03-24-2023

/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