

# UNOFFICIAL COPY

Doc#. 2310825000 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/18/2023 09:08 AM Pg: 1 of 4

Property of Cook County Clerk's Office

Atty. No.: 48928

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

**Wells Fargo Bank, N.A.**

**Plaintiff,**

**vs.**

**Andrea L. Minx, AKA Andrea Lee Minx;  
Robert Gutierrez; Unknown Owners and Non-  
Record Claimants; The Unknown Heirs or Real  
Estate Beneficiaries of Reinelda Ann Gavin,  
deceased April 4, 2013**

**Defendants.**

**Case No. 2023CH03684**

**17937 Exchange Avenue, Lansing, IL  
60438**

**LIS PENDENS  
NOTICE OF FORECLOSURE**

I, the undersigned, do hereby certify that the above entitled cause was filed in the above Court on April 17, 2023, for Foreclosure and is now pending in said Court and that the property affected by said cause is described as follows:

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Lot 9 (except the North 30 feet thereof) and Lot 10 in Block 5 in Greater Calumet Addition, being a Subdivision of (except the West 330.12 feet thereof) of the East half of the North West Quarter of Section 31, Township 36 North, Range 15, East of the Third Principal Meridian (except the South 709.5 feet of East half thereof and except that part lying South of the center line of Indiana Avenue of the West half thereof) in Cook County, Illinois.

Commonly known as: 17937 Exchange Avenue, Lansing, IL 60438

Tax Parcel No.: 30-31-109-071-0000

The subject mortgage has been recorded August 15, 2013 as Document Number 1322704141, Cook County, Illinois records.

The title holders of the subject property are Andrea Lee Minx

Prepared by and Return To:

Andrew K. Weiss (6284233)  
Zachariah L. Manchester (6305885)  
Jenna M. Rogers (6308109)  
Edward R. Peterka (6220416)  
MANLEY DEAS KOCHALSKI LLC  
Attorneys for Plaintiff  
One East Wacker, Suite 1250, Chicago, IL 60601  
Phone: 312-651-6700; Fax: 614-220-5613  
Atty. No.: 48928  
Email: sef-akweiss@manleydeas.com

Wells Fargo Bank, N.A.

BY: /s/ Andrew K. Weiss (6284233)

One of Plaintiff's Attorneys

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Wells Fargo Bank, N.A.

Plaintiff,

vs.

Andrea L. Minx, AKA Andrea Lee Minx; Robert Gutierrez; Unknown Owners and Non-Record Claimants; The Unknown Heirs or Real Estate Beneficiaries of Reinelda Ann Gavin, deceased April 4, 2013

Defendants.

Case No. 2023CH03684

17937 Exchange Avenue, Lansing, IL 60438

COMPLIANCE WITH PREDATORY LENDING DATABASE SECTION OF  
RESIDENTIAL REAL PROPERTY DISCLOSURE ACT

TO: Illinois Department of Financial and Professional Regulation  
100 West Randolph Street, 9<sup>th</sup> Floor  
Chicago, Illinois 60601


CERTIFICATION

I, the undersigned attorney, certify that I prepared this notice on April 17, 2023 to be filed along with a copy of the lis pendens notice with the above entitled address.

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/she verily believes the same to be true.

MANLEY DEAS KOCHALSKI LLC  
Attorneys for Plaintiff  
One East Wacker, Suite 1250  
Chicago, IL 60601  
Telephone: 312-651-6700  
Fax: 614-220-5613  
Atty. No.: 48928

Email: sef-akweiss@manleydeas.com



Signature

Andrew K. Weiss

Printed Name  
Attorney  
Manley Deas Kochalski LLC

4/17/23

Date

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## CERTIFICATE OF SERVICE

Under penalties as provided by law pursuant to 735 ILCS 5/1-109 of the Illinois Code of Civil Procedure, the undersigned certifies that true and correct copies of this Certificate of Service and Lis Pendens were served on the Parties named below, via electronic submission, on

\_\_\_\_\_  
April 17, 2023.

Signed and Certified \_\_\_\_\_



Illinois Department of Financial  
and Professional Regulation  
100 West Randolph Street, 9<sup>th</sup> Floor  
Chicago, IL 60601

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