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Karen A. Yarbrough
Cook County Clerk
Date: 04/20/2023 12:04 PM Pg: 1 of 4

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

BANKUNITED N.A.,
Plaintiff,

vs.

ASHLI EDWARDS; STATE OF ILLINOIS,
DEPARTMENT OF REVENUE, ARBORS OF
JUSTICE CONDOMINIUM ASSOCIATION;
UNKNOWN OWNERS AND NON-RECORD
CLAIMANTS,
Defendants.

Case No.: 2023CH03686

Cal. 63

Property Address:
7254 Terrace Dr., Unit 47, Justice, IL
60458

LIS PENDENS AND NOTICE OF FORECLOSURE

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

1. The names of all Plaintiffs and the Case Number are set forth above.
2. The Court in which this action was brought is set forth above.
3. The names of the titleholders of record are as follows:
ASHLI EDWARDS.
4. A legal description of the real estate sufficient to identify it with reasonable certainty is as follows:

Unit 47-7254 in the Arbors of Justice Condominium as delineated on the survey of the following described real estate: certain lots in the Arbors of Justice Unit Number 1 Subdivision of part of the Northwest 1/4 and Part of the northeast 1/4 of Section 24, Township 38 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium Recorded in the Office of the Cook County Recorder as Document

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96689105 as may be amended from time to time, together with its undivided percentage interest in the common elements.

Cook County Property Identification Number (PIN): 18-26-102-054-1006.

5. A common address or description of the location of the property is as follows:
7254 Terrace Dr., Unit 47, Justice, IL 60458.
6. An identification of the Mortgage sought to be foreclosed is as follows:
 - a. Name of Mortgagors: ASHLI EDWARDS.
 - b. Name of Mortgagee: GUARANTEED RATE, INC.
 - c. Date of Mortgage: November 20, 2020.
 - d. Date of Recording: February 17, 2021.
 - e. County Where Recorded: Office of the Recorder of Deeds of Cook County, Illinois.
 - f. Recording Document Identification: 2104820261.

Dated: April 20, 2023

s/ Vincent Chavarria, Esq.

Vincent Chavarria, Esq.

Counsel of Record for Plaintiff

THIS DOCUMENT WAS PREPARED BY/

MAIL TO:

Lender Legal PLLC

2807 Edgewater Drive

Orlando, Florida 32804

Tel: (407) 730-4644

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LLS11139-IL - EDWARDS

Cook Co. # 100346

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COUNTY DEPARTMENT - CHANCERY DIVISION

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

TO: Illinois Department of Financial and Professional Regulation
Via electronic mail: VeritecOps@ILAPLD.com
100 West Randolph Street, 9th Floor
Chicago, Illinois 60601

CERTIFICATION

I, the undersigned attorney, certify that I prepared this notice on April 20, 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 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.

Lender Legal PLLC
2807 Edgewater Drive
Orlando, Florida 32804
Tel: (407) 730-4644
Service Emails:
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LLS11139-IL - EDWARDS
Cook Co. # 100346

s/ Vincent Chavarria, Esq.
Vincent Chavarria, Esq.
Counsel of Record for Plaintiff

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CERTIFICATE OF SERVICE AND CERTIFICATION

The undersigned, an attorney, states that true and correct copies of above and foregoing Lis Pendens and Notice of Foreclosure, Compliance with Predatory Lending Database Section of Residential Real Property Disclosure Act, and Certificate of Service and Certification were served on the Parties named below, via first class mail or e-mail as identified below, on April 20, 2023, on or before 5:00 p.m.

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.

s/ Vincent Chavarria, Esq.
Vincent Chavarria, Esq.
Counsel of Record for Plaintiff

SERVICE LIST:

Illinois Department of Financial and Professional
Regulation

Via electronic mail: VeritecOps@ILAPLD.com

100 West Randolph Street, 9th Floor
Chicago, IL 60601

Village of Justice
Attn: Clerk David Kroll
7800 S. Archer Road
Justice, IL 60458