

UNOFFICIAL COPY

Doc#. 2311406437 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/24/2023 03:25 PM Pg: 1 of 3

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

PALM AVENUE HIALEAH TRUST, A
DELAWARE STATUTORY TRUST FOR AND
ON BEHALF AND SOLELY WITH RESPECT TO
PALM AVENUE HIALEAH TRUST, SERIES
2014-1

Plaintiff

v.

NO: 2023CH03894

DANIEL COLONNA A/K/A DONATO
COLONNA; MARIA COLONNA; BMO HARRIS
BANK, N.A F/K/A HARRIS N.A.; ILLINOIS
HOUSING DEVELOPMENT AUTHORITY;
UNKNOWN OWNERS AND NON-RECORD
CLAIMANTS

Property Address:
2300 Irwin Ave.
Park Ridge, IL 60068

Defendant

NOTICE OF FORECLOSURE **LIS PENDENS**

I, the undersigned, do hereby certify that the above entitled cause was filed in the above Court on
April 20, 2023, for Foreclosure and is now pending in said Court.

AND FURTHER SAYETH:

1. Names of Title Holders of Record:

Donato Colonna and Maria Colonna

2. The following Mortgage is sought to be foreclosed:

Mortgage dated August 10, 2006 and recorded August 25, 2006 as Document No.
0623739065, in Cook County Recorder of Deeds, by and between Chicago Title Land

UNOFFICIAL COPY

Trust Company, as Trustee U/T/A Dated October 25, 2002 and Known as Trust No 111407, as mortgagor(s), and Morgan Stanley Credite Corporation as mortgagee, who assigned the mortgage through mesne assignments to Palm Avenue Hialeah Trust, a Delaware Statutory Trust, for and on behalf and solely with respect to Palm Avenue Hialeah Trust, Series 2014-1. Subject Mortgage was modified by a Loan Modification Agreement dated October 25, 2016 and recorded February 19, 2021 as Document Number 2105001250 in Cook County Recorder of Deeds.

3. Said Mortgage encumbers the following described property:

LOT(S) 21 AND THE EAST 1/2 OF THE VACATED ALLEY LYING WEST OF AND ADJOINING IN FEUERBORN AND KLODA'S SECOND HOWARD AVENUE ADDITION TO PARK RIDGE, A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2300 Irwin Ave., Park Ridge, IL 60068

Tax I.D. #: 09-27-23-032-0000

By: 

Poulami Mal (ARDC#6330071)

Municipality or County may contact the below with concerns about the property:

Planet Home Lending, LLC
Thomas O'Connell
321 Research Parkway Suite 303, Meriden, CT 06450
855-844-2250

PREPARED BY AND WHEN RECORDED RETURN TO:
POTESTIVO & ASSOCIATES, P.C.

Potestivo & Associates, P.C.
Alexander B. Potestivo (ARDC#6327455)
Marc Wagman (ARDC#6282192)
Poulami Mal (ARDC#6330071)
Charlotte A. Haack (ARDC#6310785)
Bryan G. Thompson (ARDC#6273155)
223 W Jackson Blvd., Suite 610
Chicago, Illinois 60606
Telephone: (312) 263-0003
Main Fax: (312) 263-0002
Cook County Firm ID #: 43932
DuPage County Firm ID # 223623
Attorneys for Plaintiff's
ilpleadings@potestivolaw.com
Our File No.: 315149

UNOFFICIAL COPY

Atty File No. 315149

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

PALM AVENUE HIALEAH TRUST, A DELAWARE
STATUTORY TRUST, FOR AND ON BEHALF AND
SOLELY WITH RESPECT TO PALM AVENUE
HIALEAH TRUST, SERIES 2014-1

Plaintiff,

v.
DANIEL COLONNA, A/K/A DONATO COLONNA;
MARIA COLONNA, BMO HARRIS BANK, N.A F/K/A
HARRIS N.A.; ILLINOIS HOUSING DEVELOPMENT
AUTHORITY; UNKNOWN OWNERS AND
NON-RECORD CLAIMANTS

Defendants

Case Number: 2023CH03894
Property: 2300 Irwin Ave., Park Ridge,
IL 60068

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

To: ILLINOIS DEPARTMENT OF FINANCIAL & PROFESSIONAL REGULATION
121 N. LaSalle, Room 107
Chicago, IL 60602

CERTIFICATION

I, Poulami Mal, attorney, certify that I prepared this notice on 04/19/2023 to be filed along with a
copy of the Lis Pendens notice with the above-titled address.

- (X) Under penalties as provided by law
pursuant to 735 ILCS 5/1-109, I certify
that the statements set forth herein are
true and correct.



Poulami Mal (ARDC#6330071)