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Karen A. Yarbrough
Cook County Clerk
Date: 04/24/2023 12:36 PM Pg: 1 of 4

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

BANKUNITED N.A.,
Plaintiff,

vs.

STUART HASSELL; RON PORRAS;
SECRETARY OF HOUSING AND URBAN
DEVELOPMENT; 921 W. ARGYLE
CONDOMINIUM ASSOCIATION; UNKNOWN
OWNERS AND NON-RECORD CLAIMANTS.

Defendants.

Case No.: 2023CH03693

Property Address:
921 WEST ARGYLE STREET UNIT A,
CHICAGO, IL 60640

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:
STUART HASSELL.
4. A legal description of the real estate sufficient to identify it with reasonable certainty is as follows:
PARCEL 1:
CONDOMINIUM UNIT 921 A IN THE 921 WEST ARGYLE CONDOMINIUM
AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL

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ESTATE: LOT 7 IN BLOCK 1 IN G.K. SPOOR'S SUBDIVISION OF BLOCK 4 OF CONARROE'S RESUBDIVISION IN THE SOUTHEAST ¼ OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER #0011176037, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE (EXCLUSIVE) RIGHT TO THE USE OF PARKING SPACE F, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER.

Cook County Property Identification Number (PIN): 14-08-412-041-1006.

5. A common address or description of the location of the property is as follows:
921 WEST ARGYLE STREET UNIT A, CHICAGO, IL 60640.
6. An identification of the Mortgage sought to be foreclosed is as follows:
 - a. Name of Mortgagors: STUART HASSELL; RON PORRAS.
 - b. Name of Mortgagee: Carrington Mortgage Services, LLC.
 - c. Date of Mortgage: August 26, 2021.
 - d. Date of Recording: September 7, 2021.
 - e. County Where Recorded: Office of the Recorder of Deeds of Cook County, Illinois.
 - f. Recording Document Identification: 2125012203.

Dated: April 24, 2023

THIS DOCUMENT WAS PREPARED BY/
MAIL TO:

Lender Legal PLLC
2807 Edgewater Drive
Orlando, Florida 32804
Tel: (407) 730-4644
Service Emails:
mjdiaz@lenderlegal.com
EService@LenderLegal.com
Cook Co. # 100346
LLS11396-IL - HASSELL

s/ Meaghan J. Diaz de Villegas, Esq.

Meaghan J. Diaz de Villegas, Esq.
Counsel of Record for Plaintiff
ARDC # 6340688

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OWNERS AND NON-RECORD CLAIMANTS,

Defendants.

Case No.: 2023CH03693

Property Address:
921 WEST ARGYLE STREET UNIT A,
CHICAGO, IL 60640

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

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

CERTIFICATION

I, the undersigned attorney, certify that I prepared this notice on April 24, 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:
mjdiaz@lenderlegal.com
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Cook Co. # 100346
LLS11396-IL - HASSELL

s/ Meaghan J. Diaz de Villegas, Esq.
Meaghan J. Diaz de Villegas, Esq.
Counsel of Record for Plaintiff
ARDC # 6340688

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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 24, 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/ Meaghan J. Diaz de Villegas, Esq.
Meaghan J. Diaz de Villegas, Esq.
Counsel of Record for Plaintiff
ARDC # 6340688

SERVICE LIST:

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

City of Chicago
Attn: City Clerk
121 North LaSalle St., Room 107
Chicago, IL 60602

Harry Osterman
Alderman – Ward 48
5533 North Broadway St.
Chicago, IL 60640