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LIS PENDENS/
NOTICE OF FORECLOSURE

Doc#. 2313140033 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/11/2023 09:42 AM Pg: 1 of 4

PREPARED BY & RETURN TO:
The Wirbicki Law Group LLC
33 W. Monroe St., Suite 1540
Chicago, IL 60603
Phone: 312-360-9455

**"THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION
OBTAINED WILL BE USED FOR THAT PURPOSE"**

**W23-0122
42463**

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

Matrix Financial Services Corporation;
Plaintiff,

vs.

James Rush; 2155 N. Harlem Ave Building Association;
2155 North Harlem Avenue Condominium Association;
Unknown Owners and Non Record Claimants;
Defendants.

Case No. 2023CH04583

2155 North Harlem Avenue, Unit 206,
Chicago, IL 60707

NOTICE OF FORECLOSURE

I, the undersigned, do hereby certify that the above entitled cause was filed in the above Court on the
9th day of May, 2023, for Foreclosure of a Mortgage and that the property affected
by said cause is described as follows:

UNIT NO. 206 IN 2155 NORTH HARLEM AVENUE CONDOMINIUM AS
DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF
REAL ESTATE: THE NORTH 0.38 OF A FOOT OF LOT 29, ALL OF LOT 30 AND
THE SOUTH 17.54 FEET OF LOT 31 IN BLOCK 2 IN CHARLES CHRISTMAN'S
SECOND HILLSIDE ADDITION TO MONT CLARE, A SUBDIVISION OF THE
WEST 1/3 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 31,
TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN
(HEREINAFTER REFERRED TO AS PARCEL) WHICH SURVEY IS ATTACHED AS
EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY CENTRAL
NATIONAL BANK AS TRUSTEE AND KNOWN AS TRUST NO. 21420, AND
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK
COUNTY, ILLINOIS, AS DOCUMENT NUMBER 23409649, AS AMENDED BY
DOCUMENT NUMBER 23476332, AS AMENDED FROM TIME TO TIME,
TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE SAID

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PARCEL EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE
COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN
SAID DECLARATION AND SURVEY, IN COOK COUNTY, ILLINOIS.

C/K/A: 2155 North Harlem Avenue, Unit 206, Chicago, IL 60707
PIN: 13-31-118-034-1006

The subject mortgage has been recorded/registered as:

Date of Mortgage: April 16, 2018

Date and place of recording: April 24, 2018 / Cook County Recorder of Deeds

Document No: 1811449494

Amount of Mortgage: \$145,500.00

Name of present owners of the real estate: James Rush

SIGNATURE:



Russell C. Wirbicki (6186310)
Attorney of Record

Russell C. Wirbicki (6186310)
Christopher J. Irk (6300084)
Cory J. Harris (6319221)
Tracey M. Coons (6311050)
The Wirbicki Law Group LLC
Attorney for Plaintiff
33 W. Monroe St., Suite 1540
Chicago, IL 60603
Phone: 312-360-9455
Atty. No. 42463
W23-0122
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Case No. 2023CH04583

2155 North Harlem Avenue, Unit 206,
Chicago, IL 60707

NOTICE OF FILING LIS PENDENS

TO: Illinois Department of Financial and Professional Regulation
Division of Banking
100 W. Randolph St., 9th Floor
Chicago, Illinois 60601

PLEASE TAKE NOTICE THAT on or about the 10th day of May, 2023, the
undersigned recorded a Lis Pendens with the Cook County Recorder of Deeds.

PIN: 13-31-118-034-1006

COMMON ADDRESS: 2155 North Harlem Avenue, Unit 206, Chicago, IL 60707

/s/Russell C. Wirbicki
Attorney for Plaintiff

Russell C. Wirbicki (6186310)
Christopher J. Irk (6300084)
Cory J. Harris (6319221)
Tracey M. Coons (6311050)
The Wirbicki Law Group LLC
Attorney for Plaintiff
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CERTIFICATE OF SERVICE

I, the undersigned, being first on oath duly sworn, deposes and states that a true copy of the above and foregoing **Notice of Filing** was:

- ☐ personally delivered ☐ mailed by depositing said documents in the U.S. Mail at
33 W. Monroe St., Suite 1540, Chicago, IL 60603,
postage prepaid
- ☒ E-mailed to the Illinois
Department of Financial and
Professional Regulation

To the above-named address as shown above on the 10th day of May, 2023 in accordance with HB4050 Illinois Predatory Lending Database Pilot Program.

/s/ Russell C. Wirbicki