

# UNOFFICIAL COPY

Doc#. 2313228000 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/12/2023 09:06 AM Pg: 1 of 4

Atty. No.: 48928

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

**Nationstar Mortgage LLC**

**Plaintiff,**

**vs.**

**Tonya Sampson Sanders, AKA Tonya Charise  
Sampson, AKA Tonya Sanders-Sampson; Brian  
Sanders; Unknown Owners and Non-Record  
Claimants**

**Defendants.**

**Case No. 2023CH04586**

**11804 South Justine Street, Chicago,  
IL 60643**

**Judge Patricia S. Spratt**

**Cal 64**

**LIS PENDENS  
NOTICE OF FORECLOSURE**

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

Lot 40 in Block 22 in Bartletts Greater Calumet Subdivision of Chicago, being a Subdivision of the South 1/2 of Section 20, Township 37 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois.

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Commonly known as: 11804 South Justine Street, Chicago, IL 60643

Tax Parcel No.: 25-20-321-019-0000

The subject mortgage has been recorded August 23, 2004 as Document Number 0423605106, Cook County, Illinois records.

The title holders of the subject property are Tonya Sampson-Sanders

Prepared by and Return To:

Edward R. Peterka (6220416)

Andrew K. Weiss (6284233)

Zachariah L. Manchester (6303885)

Jenna M. Rogers (6308109)

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

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Nationstar Mortgage LLC

BY: Edward R. Peterka

One of Plaintiff's Attorneys

/s/ Edward R. Peterka ARDC # 6220416

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Atty. No.: 48928

**IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
COUNTY DEPARTMENT – CHANCERY DIVISION****Nationstar Mortgage LLC****Plaintiff,**

vs.

**Tonya Sampson Sanders, AKA Tonya Charise Sampson,  
AKA Tonya Sanders-Sampson; Brian Sanders; Unknown  
Owners and Non-Record Claimants****Defendants.****Case No. 2023CH04586****11804 South Justine Street, Chicago, IL  
60643****Judge Patricia S. Spratt****Cal 64****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****City of Chicago  
c/o Chicago City Clerk's Office  
121 N. LaSalle Street, Room 107  
Chicago, IL 60602****CERTIFICATION**

I, the undersigned attorney, certify that I prepared this notice on May 11, 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-erpeterka@manleydeas.com****Signature****Edward R. Peterka ARDC # 6220416****Printed Name****Attorney****Manley Deas Kochalski LLC****05/11/23****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

\_\_\_\_\_, May 11, 2023.

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



/s/ Edward R. Peterka ARDC # 6220416

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

Property of Cook County Clerk's Office