

# UNOFFICIAL COPY

Doc#. 2313745103 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/17/2023 11:24 AM Pg: 1 of 4

Atty. No.: 48928

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

**U.S. Bank National Association, as trustee in  
trust for the benefit of the certificate holders of  
first franklin mortgage loan trust, mortgage  
loan asset-backed certificates, series 2005-FF7**

**Plaintiff,**

**vs.**

**John Cueva, AKA John C. Cueva; Lori  
Erickson-Cueva, AKA Lori Erickson Cueva;  
State of Illinois; The United States of America,  
Office of the Department of the Treasury; MAS  
Western Holdings LLC; The Bank of New York  
Mellon FKA The Bank of New York, as  
Successor Trustee to JP Morgan Chase Bank,  
N.A., as Trustee on behalf of the  
Certificateholders of the CWHEQ INC.,  
CWHEQ Revolving Home Equity Loan Trust,  
Series 2006-D; Unknown Owners and Non-  
Record Claimants; PLS Western Holdings  
LLC; Ravenswood Park Manor Condominium  
Association**

**Defendants.**

**Case No. 2023CH04770**

**4156 North Rockwell Street, Chicago,  
IL 60618**

C44

**UNOFFICIAL COPY****LIS PENDENS****NOTICE OF FORECLOSURE**

I, the undersigned, do hereby certify that the above entitled cause was filed in the above Court on May 15, 2023, for Foreclosure and is now pending in said Court and that the property affected by said cause is described as follows:

**Parcel 1:**

The South 11.50 feet of Lot 1 and the North 15.02 feet of Lot 2 in Block 3 in Paul O. Stensland's Second Subdivision in the South 1/2 of the Southeast 1/4 of Section 13, Township 40 North, Range 13 East of The Third Principal Meridian, in Cook County, Illinois, excepting therefrom those portions of lots 8 to 14 inclusive as conveyed to the sanitary district of Chicago by deed recorded August 27, 1903 as Document Number 3434563.

**Parcel 2:**

(Exclusive) easement for the benefit of Parcel 1 described as follows:

Lot 1 (except the north 9.50 feet thereof and except for the south 11.50 feet thereof) in Block 3 in Paul O. Stensland's second Subdivision in the south 1/2 of the southeast 1/4 of Section 13, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, excepting therefrom those portions of Lots 8 to 14 inclusive as conveyed to the Sanitary District of Chicago by deed recorded August 27, 1903 as Document Number 3434663.

Commonly known as: 4156 North Rockwell Street, Chicago, IL 60618

Tax Parcel No.: 13-13-410-020-0000, 13-13-410-021-0000

The subject mortgage has been recorded April 22, 2005 as Document Number 0511249186, Cook County, Illinois records.

The title holders of the subject property are Jean C. Cueva and Lori Erickson-Cueva, as joint tenants

Prepared by and Return To:

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 MANLEY DEAS KOCHALSKI LLC  
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 Atty. No.: 48928  
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U.S. Bank National Association, as trustee  
 in trust for the benefit of the certificate  
 holders of first franklin mortgage loan  
 trust, mortgage loan asset-backed  
 certificates, series 2005-FF7

BY: Edward R. Peterka  
 One of Plaintiff's Attorneys

/s/ Edward R. Peterka ARDC # 6220416

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

U.S. Bank National Association, as trustee in trust for the benefit of the certificate holders of first franklin mortgage loan trust, mortgage loan asset-backed certificates, series 2005-FF7  
Plaintiff,

vs.

John Cueva, AKA John C. Cueva; Lori Erickson-Cueva, AKA Lori Erickson Cueva; State of Illinois; The United States of America, Office of the Department of the Treasury; MAS Western Holdings LLC; The Bank of New York Mellon FKA The Bank of New York, as Successor Trustee to JP Morgan Chase Bank, N.A., as Trustee on behalf of the Certificateholders of the CWHEQ INC., CWHEQ Revolving Home Equity Loan Trust, Series 2006-D; Unknown Owners and Non-Record Claimants; PLS Western Holdings LLC; Ravenswood Park Manor Condominium Association

Case No. 2023CH04770

4156 North Rockwell Street, Chicago, IL  
60618

Defendants.

**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 16, 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

05/16/23

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 16, 2023.



Signature

Edward R. Peterka ARDC # 6220416

Printed Name

Attorney

Title

Manley Deas Kochalski LLC

Company Name

05/16/23

Date

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