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Doc#. 2313813352 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/18/2023 03:55 PM Pg: 1 of 3

LIS PENDENS NOTICE

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

Webster Bank NA

Plaintiff

vs.

Mabel Diaz, BMO Harris Bank National Association s/b/m Harris
N.A., Unknown Owners and Non-Record Claimants.

Defendants

CASE NO. 2023CH04807

Property Address:
2843 West 51st Street
Chicago, IL 60632

LIS PENDENS

I, the undersigned, do hereby certify that the above-entitled cause was filed in the Circuit Court of Cook County on the 16th day of May, 2023 and is now pending in said Court and that the property affected by the cause is described as follows:

LOT 4 IN FRANK MATOUSEK'S RESUBDIVISION OF LOTS 1 TO 16, BOTH INCLUSIVE, IN BLOCK 2 IN W.H. PHARE'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property I.D. 19-12-306-007

- (i) The name of all plaintiffs, defendants and the case number are set forth above.
- (ii) The court in which the action was brought is set forth above.
- (iii) The name of the title holders of record are: Mabel Diaz
- (iv) The legal description is set forth above.
- (v) The common address or location of property is: 2843 West 51st Street, Chicago, IL 60632

Identification of the mortgage sought to be foreclosed:

- a) Mortgagors: Anibal Diaz (deceased) and Mabel Diaz
- b) Mortgagee: Astoria Federal Mortgage Corp.
- c) Date of Mortgage: July 20, 2005
- d) Date and place of recording: August 8, 2005

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e) Document No. 0522046099

Recording document identification:

The undersigned further certifies pursuant to 735 ILCS 5/15-1218:

- a. The name and address of the party plaintiff making said claim and asserting said mortgage is: Webster Bank NA
- b. Said plaintiff claims a mortgage lien upon said real estate: 2843 West 51st Street, Chicago, IL 60632
- c. The nature of said claim is the mortgage and foreclosure action described above.
- d. The names of the persons against whom said claim is made are: Mabel Diaz; BMO Harris Bank National Association s/b/m Harris N.A.; Unknown Owners; Unknown Owners and Non-Record Claimants.
- e. The legal description of said real estate appears above.
- f. The name and address of the person who prepared this notice appears below.

Webster Bank NA

/s/ Michael R. Schumann

Michael R. Schumann (ARDC# 6306951)

One of its Attorneys

Drafted by and When Recorded Mail to:
Randall S. Miller & Associates, LLC
120 North LaSalle Street, Suite 1140
Chicago, IL 60602
P: (312) 239-3432
F: (312) 284-4820
Cook County Attorney No. 46689
pleadings@rsmalaw.com
Our Case Number: 23IL00116-1

5/16/2023 2:48 PM
 IRIS Y. MARTINEZ
 CIRCUIT CLERK
 COOK COUNTY, IL
 2023CH04807
 Calendar, 58
 22742374

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

Webster Bank NA
 Plaintiff,

2023CH04807

vs.

CASE NO.

Mabel Diaz, BMO Harris Bank National
 Association s/b/m Harris N.A., Unknown Owners
 and Non-Record Claimants.
 Defendant(s).

Property Address:
 2843 West 51st Street
 Chicago, IL 60632

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

TO: Illinois Department of Financial and Professional Regulation
 122 S. Michigan Ave., 19th Floor
 Chicago, Illinois 60603

CERTIFICATION

I, Michael R. Schumann, attorney, certify that I prepared this notice on May 16, 2023, to be filed along with the Lis Pendens notice with the above entitled 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.

Webster Bank NA

/s/ Michael R. Schumann

Michael R. Schumann (ARDC# 6306951)
 One of Plaintiff's Attorneys

Drafted by:
 Randall S. Miller & Associates, LLC
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 F: (312) 284-4820
 Attorney No. Cook County 46689
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