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Doc#. 2314319157 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/23/2023 02:25 PM Pg: 1 of 4

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

DEUTSCHE BANK NATIONAL TRUST
COMPANY AS INDENTURE TRUSTEE FOR
NEW CENTURY HOME EQUITY LOAN
TRUST 2005-4,
Plaintiff,

Case No.: 2023CH04918

vs.

CHARLOTTE GUIDER; ILLINOIS HOUSING
DEVELOPMENT AUTHORITY; UNKNOWN
OWNERS AND NON-RECORD CLAIMANTS,

Property Address:
3437 West 74th Street, Chicago, IL 60629

Defendants.

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:
Charlotte Guider.
4. A legal description of the real estate sufficient to identify it with reasonable certainty is as follows:

LOT 430 IN WILLIAM H. BRITTIGAN'S MARQUETTE PARK HIGHLAND,
A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTHEAST

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1/4 (EXCEPT THE WEST 50 FEET THEREOF) OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF A LINE DRAWN 8 FEET SOUTH OF AND PARALLEL THE NORTH LINE OF SOUTH 3/16 OF SAID WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 26 AFORESAID, ALL IN COOK COUNTY, ILLINOIS

Cook County Property Identification Number (PIN): 19-26-222-007-0000.

5. A common address or description of the location of the property is as follows:
3437 West 74th Street, Chicago, IL 60629.
6. An identification of the Mortgage sought to be foreclosed is as follows:
 - a. Name of Mortgagors: Charlotte Guider.
 - b. Name of Mortgagee: Americash.
 - c. Date of Mortgage: June 25, 2005.
 - d. Date of Recording: July 15, 2005.
 - e. County Where Recorded: Office of the Recorder of Deeds of Cook County, Illinois.
 - f. Recording Document Identification: 0519621095.

Dated: May 19, 2023

THIS DOCUMENT WAS PREPARED BY/
MAIL TO:

Lender Legal PLLC
1800 Pembroke Drive, Suite 250
Orlando, Florida 32810
Tel: (407) 730-4644
Service Emails:
cweldon@lenderlegal.com
EService@LenderLegal.com
LLS11514-IL – Guider
Cook Co. # 100346

s/ Christopher Weldon, Esq.
Christopher Weldon, Esq.
Counsel of Record for Plaintiff
ARDC # 6287653

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

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

CERTIFICATION

I, the undersigned attorney, certify that I prepared this notice on May 19, 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
1800 Pembroke Drive, Suite 250
Orlando, Florida 32810
Tel: (407) 730-4644
Service Emails:
cweldon@lenderlegal.com
EService@LenderLegal.com
LLS11514-IL – Guider
Cook Co. # 100346

s/ Christopher Weldon, Esq.
Christopher Weldon, Esq.
Counsel of Record for Plaintiff
ARDC # 6287653

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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 May 19, 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/ Christopher Weldon, Esq.

Christopher Weldon, Esq.
Counsel of Record for Plaintiff
ARDC # 6287653

SERVICE LIST:

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

David H. Moore
Alderman 17th Ward
1344 West 79th St.
Chicago, IL 60620

City of Chicago
Attn: City Clerk
City Hall
121 N. LaSalle Street
Suite 107
Chicago, IL 60602