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Doc#: 2314413146 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/24/2023 11:21 AM Pg: 1 of 4

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

U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE, SUCCESSOR IN INTEREST TO BANK
OF AMERICA, NATIONAL ASSOCIATION, AS
TRUSTEE, SUCCESSOR BY MERGER TO
LASALLE BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR MORGAN STANLEY
MORTGAGE LOAN TRUST 2006-16AX,
MORTGAGE PASS-THROUGH CERTIFICATES
SERIES 2006-16AX

PLAINTIFF,

-vs-

Suzanne Ochoa; Mortgage Electronic Registration
Systems, Inc.; UNKNOWN OWNERS AND NON-
RECORD CLAIMANTS; UNKNOWN
OCCUPANTS

DEFENDANTS

NO. 23 CH 1576

PROPERTY ADDRESS:
2604 SOUTH KOLMAR AVENUE
OAK LAWN, IL 60453

NOTICE OF FORECLOSURE **LIS PENDENS**

I, the undersigned, do hereby certify that the above entitled action was caused to be filed in the above Court.

AND FURTHER SAYETH:

- Names of Title Holders of Record:
Suzanne Ochoa
- The following Mortgage is sought to be foreclosed:

UNOFFICIAL COPY**23-098262**

Mortgage made by Suzanne Ochoa to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for American Broker Conduit and recorded August 7, 2008 as Document No. 0621943091, in the Cook County Recorder's Office, having a legal description and common address as follows:

LOT 2 IN PADALINO'S KOLMAR AVENUE RESUBDIVISION OF LOT 1 IN BLOCK 5 IN CHARLES V. MCERLEAN'S 95TH STREET SUBDIVISION IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 9604 South Kolmar Avenue, Oak Lawn, IL 60453

Permanent Index No.: 24-10-105-032-0000

3. Parties against whom foreclosure is sought:

Suzanne Ochoa; Mortgage Electronic Registration Systems, Inc.; Unknown Owners and Non-Record Claimants; Unknown Occupants

4. The following reformation is sought:

- a) The Mortgage dated July 28, 2006 and recorded on August 7, 2008 as Document No. 0621943091 and its associated documents contain an inadvertent error in the Legal Description (defect(s) identified in bold)

LOT 2 IN PADALINO'S KOLMAR AVENUE RESUBDIVISION OF LOT 1 IN BLOCK 5 IN CHARLES E. MCERLEAN'S 95TH STREET SUBDIVISION IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The accurate Legal Description on the Mortgage and its associated documents is (correction(s) identified in bold):

LOT 2 IN PADALINO'S KOLMAR AVENUE RESUBDIVISION OF LOT 1 IN BLOCK 5 IN CHARLES V. MCERLEAN'S 95TH STREET SUBDIVISION IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

- b) The Warranty Deed dated July 17, 2006 and recorded on August 7, 2006 as Document No. 0621943090 and its associated documents contain an inadvertent error in the Legal Description (defect(s) identified in bold)

LOT 2 IN PADALINO'S KOLMAR AVENUE RESUBDIVISION OF LOT 1 IN BLOCK 5 IN CHARLES E. MCERLEAN'S 95TH STREET SUBDIVISION IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The accurate Legal Description on the Warranty Deed and its associated documents is (correction(s) identified in bold):

UNOFFICIAL COPY

23-098262

LOT 2 IN PADALINO'S KOLMAR AVENUE RESUBDIVISION OF LOT 1 IN BLOCK 5 IN CHARLES V. MCERLEAN'S 95TH STREET SUBDIVISION IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for Morgan Stanley Mortgage Loan Trust 2006-16AX, Mortgage Pass-Through Certificates, Series 2006-16AX

/s/ Amy A. Aronson 2/16/2023
One of Plaintiff's Attorneys

PREPARED BY:

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THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. PLEASE BE ADVISED THAT IF YOUR PERSONAL LIABILITY FOR THIS DEBT HAS BEEN EXTINGUISHED BY A DISCHARGE IN BANKRUPTCY OR BY AN ORDER GRANTING IN REM RELIEF FROM STAY, THIS NOTICE IS PROVIDED SOLELY TO FORECLOSE THE MORTGAGE REMAINING ON YOUR PROPERTY AND IS NOT AN ATTEMPT TO COLLECT THE DISCHARGED PERSONAL OBLIGATION.

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

U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE, SUCCESSOR IN INTEREST TO
BANK OF AMERICA, NATIONAL
ASSOCIATION, AS TRUSTEE, SUCCESSOR
BY MERGER TO LASALLE BANK
NATIONAL ASSOCIATION, AS TRUSTEE
FOR MORGAN STANLEY MORTGAGE
LOAN TRUST 2006-16AX, MORTGAGE
PASS-THROUGH CERTIFICATES, SERIES
2006-16AX

PLAINTIFF,

-vs-

Suzanne Ochoa; Mortgage Electronic
Registration Systems, Inc.; UNKNOWN
OWNERS AND NON-RECORD CLAIMANTS;
UNKNOWN OCCUPANTS
DEFENDANTS

NO. 23 CH 1576

PROPERTY ADDRESS:
9604 SOUTH KOLMAR AVENUE
OAK LAWN, IL 60453

CERTIFICATE OF SERVICE

The undersigned, a non-attorney, states that he/she has emailed a copy of the Lis Pendens attached hereto to the Illinois Department of Financial and Professional Regulation, Division of Banking, at VeritecOps@ILAPLD.com on 03-01-2023

Certification Pursuant to 735 ILCS 5/1-109

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.

Dated: 03-01-2023

/S/ Tiffany Webb, Support Legal Assistant

A non-attorney

LOGS Legal Group LLP
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Bannockburn, IL 60015
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