

# UNOFFICIAL COPY

Doc#. 2314608032 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/26/2023 09:51 AM Pg: 1 of 4

Atty. No.: 48928

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

**Wells Fargo Bank, N.A.**

**Plaintiff,**

**vs.**

**Ann Canning; Unknown Owners and Non-  
Record Claimants**

**Defendants.**

**Case No. 2023CH05090**

**4449 North Marmora Avenue,  
Chicago, IL 60630**

**LIS PENDENS  
NOTICE OF FORECLOSURE**

I, the undersigned, do hereby certify that the above entitled cause was filed in the above Court on May 24, 2023, for Foreclosure and is now pending in said Court and that the property affected by said cause is described as follows:

Lot 37 in Block 7 in Walter G. McIntosh Wilson Avenue Addition to Chicago,  
being a subdivision of the Southwest 1/4 of the Northeast 1/4 of Section 17,  
Township 40 North, Range 13, East of the Third Principal Meridian, in Cook  
County, Illinois.

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Commonly known as: 4449 North Marmora Avenue, Chicago, IL 60630

Tax Parcel No.: 13-17-227-004-0000

The subject mortgage has been recorded February 4, 2005 as Document Number 0503502397, Cook County, Illinois records.

The title holders of the subject property are Ann Canning

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

Email: sef-erpeterka@manleydeas.com

Wells Fargo Bank, N.A.

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

/s/ Edward R. Peterka ARDC # 6220416

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Wells Fargo Bank, N.A.

Plaintiff,

vs.

Ann Canning; Unknown Owners and Non-Record  
Claimants

Defendants.

Case No. 2023CH05090

4449 North Marmora Avenue, Chicago, IL  
60630**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 60601City 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 25, 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

05/25/23

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 25 \_\_\_\_\_, 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