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Doc#. 2315047022 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/30/2023 09:52 AM Pg: 1 of 5

LIS PENDENS NOTICE

STATE OF ILLINOIS
COOK COUNTY

IN THE CIRCUIT COURT OF COOK
COUNTY

COOK COUNTY, ILLINOIS

Type or Print Complete Information

CROSSCOUNTRY MORTGAGE, LLC

Plaintiff,

vs.

AHMAD H. AL-THAMRA AKA AHMAD
ALTHAMRA; SALENA MANSUR;
COASTAL COMMUNITY BANK; AAA
GROUP CONTRACTORS, INC; UNKNOWN
OWNERS AND NON-RECORD
CLAIMANTS;

Defendants.

[Reserved for Recorder's Use Only]

CASE NO. 2023CH04979

Filed With The Court: 5-22-2023

LIS PENDENS & NOTICE OF FORECLOSURE

I, the undersigned, do hereby certify that I caused the above entitled mortgage foreclosure action to be filed in the above referenced circuit court and that the property affected by said cause is described as follows:

SEE ATTACHED LEGAL DESCRIPTION

P.I.N. 23-01-316-014-0000

6180-193003

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- (i) The names 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 names of the title holders of record are: AHMAD H. AL-THAMRA AND SALENA MANSUR
- (iv) The legal description is set forth below.
- (v) The common address or location of the property is: 9342 S. 76th Ave., Hickory Hills, IL 60457
- (vi) Identification of the mortgage sought to be foreclosed
 - a) Mortgagors: AHMAD H. AL-THAMRA AND SALENA MANSUR
 - b) Mortgagee: CROSSCOUNTRY MORTGAGE, INC.,
 - c) Date of mortgage: January 22, 2019
 - d) Date and place of recording:
January 28, 2019 in the office of the Recorder of Deeds or County Clerk
 - e) Document number: 1902847118

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: CROSSCOUNTRY MORTGAGE, LLC
- (b) Said plaintiff claims a mortgage lien upon said real estate: 9342 S. 76th Ave., Hickory Hills, IL 60457
- (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:
AHMAD H. AL-THAMRA AKA AHMAD ALTHAMRA; SALENA MANSUR; COASTAL COMMUNITY BANK; AAA GROUP CONTRACTORS, INC; UNKNOWN OWNERS AND NON-RECORD CLAIMANTS;

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- (e) The legal description of said real estate appears below.
- (f) The name and address of the person executing this notice appears below.
- (g) The name and address of the person who prepared this notice appears below.



One of its attorneys
Diaz Anselmo & Associates, LLC

Rebecca Fredona
ARDC# 0320914

Diaz Anselmo & Associates, LLC
Attorneys for Plaintiff
1771 West Diehl Road, Suite 120
Naperville, IL 60563
Telephone: (630) 453-6960
Facsimile: (630) 428-4620
Attorney No. Cook 64727, DuPage 293191
Service E-mail: midwestpleadings@dallegal.com

Prepared by and Return to:
Diaz Anselmo & Associates, LLC
1771 West Diehl Road, Suite 120
Naperville, IL 60563

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EXHIBIT A

LOT 7 IN THE FIRST ADDITION TO HICKORY HILLS, BEING A SUBDIVISION OF THE EAST 1/2 OF THE EAST 30 ACRES OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT PUBLIC HIGHWAY) ACCORDING TO THE PLAT THEREOF RECORDED APRIL 23, 1954 AS DOCUMENT 15889057 IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office


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CERTIFICATE OF SERVICE OF LIS PENDENS ON THE ILLINOIS DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATION

AFFIDAVIT


State of Illinois)
) SS
County of Cook)

I, Deanna Gembeck, on oath do hereby depose and state that I electronically delivered the attached Lis Pendens to the Illinois Department of Financial and Professional Regulation at the Thompson Center, 100 W. Randolph Street, Chicago, IL 60601, on 5-26-2023.

Date: 5-26-2023
Signature: 
Name: Deanna Gembeck
Title: Title Admin Support
Company: Diaz Anselmo & Associates

CERTIFICATION

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 verily believes the same to be true.

Date: 5-26-2023
Signature: 
Name: Deanna Gembeck
Title: Title Admin Support
Company: Diaz Anselmo & Associates