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LIS PENDENS/
NOTICE OF FORECLOSURE

Doc#. 2315033396 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/30/2023 03:15 PM Pg: 1 of 4

PREPARED BY & RETURN TO:
The Wirbicki Law Group LLC
33 W. Monroe St., Suite 1540
Chicago, IL 60603
Phone: 312-360-9455

"THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION
OBTAINED WILL BE USED FOR THAT PURPOSE"

W22-0320
42463

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

Nationstar Mortgage LLC;
Plaintiff,

vs.

Case No. 2023CH05181

Juana M. Ramirez; Illinois Department of Revenue; United States of America; Portfolio Recovery Associates, L.L.C.;
Unknown Owners and Non Record Claimants;
Defendants.

NOTICE OF FORECLOSURE

I, the undersigned, do hereby certify that the above entitled cause was filed in the above Court on the
28th day of May, 2023, for Foreclosure of a Mortgage and that the property affected
by said cause is described as follows:

LOT 36 AND THE WEST 12 FEET OF LOT 37 IN BLOCK 3 IN PARADISE'S
SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST
1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD
PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED
JULY 21, 1891 AS DOCUMENT NO. 1507700, IN COOK COUNTY, ILLINOIS.

C/K/A: 3734 West 68th Place, Chicago, IL 60629
PIN: 19-23-310-033-0000

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The subject mortgage has been recorded/registered as:

Date of Mortgage: February 27, 1998

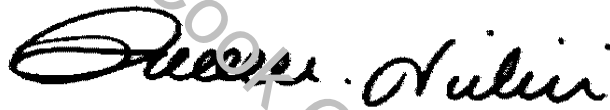
Date and place of recording: March 9, 1998 / Cook County Recorder of Deeds

Document No: 98184616

Amount of Mortgage: \$38,300.00

Name of present owners of the real estate: Juana M. Ramirez

SIGNATURE:



Russell C. Wirbicki (6186310)
Attorney of Record

Russell C. Wirbicki (6186310)
Christopher J. Irk (6300084)
Cory J. Harris (6319221)
Tracey M. Coons (6311050)
The Wirbicki Law Group LLC
Attorney for Plaintiff
33 W. Monroe St., Suite 1540
Chicago, IL 60603
Phone: 312-360-9455
Atty. No. 42463
W22-0320
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Juana M. Ramirez; Illinois Department of Revenue; United
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Unknown Owners and Non Record Claimants;
Defendants.

3734 West 68th Place, Chicago, IL 60629

NOTICE OF FILING LIS PENDENS

TO: Illinois Department of Financial and Professional Regulation
Division of Banking
100 W. Randolph St., 9th Floor
Chicago, Illinois 60601

PLEASE TAKE NOTICE THAT on or about the 30th day of May, 2023, the
undersigned recorded a Lis Pendens with the Cook County Recorder of Deeds.

PIN: 19-23-310-033-0000

COMMON ADDRESS: 3734 West 68th Place, Chicago, IL 60629

/s/Russell C. Wirbicki
Attorney for Plaintiff

Russell C. Wirbicki (6186310)
Christopher J. Irk (6300084)
Cory J. Harris (6319221)
Tracey M. Coons (6311050)
The Wirbicki Law Group LLC
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Phone: 312-360-9455
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CERTIFICATE OF SERVICE

I, the undersigned, being first on oath duly sworn, deposes and states that a true copy of the above and foregoing **Notice of Filing** was:

- ☐ personally delivered ☐ mailed by depositing said documents in the U.S. Mail at
33 W. Monroe St., Suite 1540, Chicago, IL 60603,
postage prepaid
- ☒ E-mailed to the Illinois
Department of Financial and
Professional Regulation

To the above-named address as shown above on the 30th day of May, 2023 in accordance with HB4050 Illinois Predatory Lending Database Pilot Program.

/s/ Russell C. Wirbicki