

# UNOFFICIAL COPY

Our File No. 16190.010



\*2315234039\*

Doc# 2315234039 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/01/2023 03:29 PM PG: 1 OF 5

Recorder's Stamp

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

COMMUNITY SAVINGS BANK,

Plaintiff,

v.

NICOLE A. STACY, AS INDEPENDENT  
ADMINISTRATOR OF THE ESTATE OF EARL M.  
BROWDER A/K/A EARL MITCHELL BROWDER  
JR.; UNKNOWN HEIRS AND DEVISEES OF EARL  
M. BROWDER A/K/A EARL MITCHELL  
BROWDER JR.; KAREN NELSON, PURPORTED  
HEIR OF EARL M. BROWDER A/K/A EARL  
MITCHELL BROWDER JR. AND TITLE  
CLAIMANT; GABRIELLE I. BROWDER,  
PURPORTED HEIR OF EARL M. BROWDER A/K/A  
EARL MITCHELL BROWDER JR. , UNKNOWN  
OWNERS AND NONRECORD CLAIMANTS,

Defendants.

No. 2023 CH 05111

Owner Occupied Single-Family  
Home

6429 S. Ingleside Avenue  
Chicago, IL 60637

CERTIFICATE OF SERVICE  
LIS PENDENS  
NOTICE OF FORECLOSURE

The undersigned, do hereby certify that a copy of the attached Lis Pendens Notice in regard to the above entitled cause for foreclosure which was filed in the Circuit Court of Cook County, Illinois on May 25, 2023, and is now pending in said court, was filed with the Illinois Department of Financial and Professional Regulation, Division of Banking, 100 West Randolph 9<sup>th</sup> Floor, Chicago, Illinois 60601, Attn: SB 1167 Pilot Program, in accordance with 765 ILCS 77/70(g). The property affected by said cause is described as follows:

# UNOFFICIAL COPY

THE SOUTH 1/2 OF LOT 72 IN KING AND RUMSEY'S ADDITION TO  
WOODLAWN RIDGE IN THE NORTHWEST 1/4 OF SECTION 23,  
TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-23-105-026-0000

Common Address: 6429 S. Ingleside Avenue, Chicago, IL 60637

Signature: Kimberly A. Padjen  
LAVELLE LAW LTD.  
141 W. Jackson Blvd. Suite 2800  
Chicago, IL 60604  
(312) 332-7555 Ext. 306  
Attorneys' No. 27743

## PROOF OF SERVICE BY E-MAIL

I, Kimberly Padjen, the attorney, certify that my clerk served this notice by delivering  
a copy of same via e-mail to the Illinois Department of Financial and Professional Regulation,  
Division of Banking at veritecops@ilapld.com on 6.2.23.

Kimberly A. Padjen  
Kimberly A. Padjen  
One of its attorneys

Prepared by and mail to:  
Kimberly A. Padjen  
LAVELLE LAW LTD.  
141 W. Jackson Blvd. Suite 2800  
Chicago, IL 60604

**UNOFFICIAL COPY**

Our File No. 16190.010

**Exhibit**

Recorder's Stamp

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

COMMUNITY SAVINGS BANK,

Plaintiff,

v.

No. 2023 CH 05111

Owner Occupied Single-Family  
HomeNICOLE A. STACY, AS INDEPENDENT  
ADMINISTRATOR OF THE ESTATE OF EARL M.  
BROWDER A/K/A EARL MITCHELL BROWDER  
JR.; UNKNOWN HEIRS AND DEVISEES OF EARL  
M. BROWDER A/K/A EARL MITCHELL  
BROWDER JR; KAREN NELSON, PURPORTED  
HEIR OF EARL M. BROWDER A/K/A EARL  
MITCHELL BROWDER JR. AND TITLE  
CLAIMANT; GABRIELLE I. BROWDER,  
PURPORTED HEIR OF EARL M. BROWDER A/K/A  
EARL MITCHELL BROWDER JR. , UNKNOWN  
OWNERS AND NONRECORD CLAIMANTS,6429 S. Ingleside Avenue  
Chicago, IL 60637

Defendants.

**FORECLOSURE LIS PENDENS NOTICE**

The undersigned, do hereby certify that the above entitled cause for foreclosure was filed in my office on May 25, 2023, and is now pending in said court and that the property affected by said cause is described as follows:

THE SOUTH 1/2 OF LOT 72 IN KING AND RUMSEY'S  
ADDITION TO WOODLAWN RIDGE IN THE NORTHWEST

# UNOFFICIAL COPY

1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST  
OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,  
ILLINOIS.

6429 S. Ingleside Avenue, Chicago, IL 60637

PIN: 20-23-105-026-0000

1. The names of all Plaintiffs, Defendants and the case number are set forth above.
2. The court in which the action was brought is set forth above.
3. The names of the title holders of record are: EARL M. BROWDER A/K/A EARL MITCHELL BROWDER JR.
4. The legal description is set forth above.
5. The common address or location of the property is: 6429 S. Ingleside Avenue, Chicago, IL 60637.
6. Identification of the mortgage sought to be foreclosed:
  - A. Mortgagors: EARL M. BROWDER A/K/A EARL MITCHELL BROWDER JR.
  - B. Mortgagee: Community Savings Bank
  - C. Date of Mortgage: January 23, 2012  
Date of First Modification of Mortgage: May 22, 2015
  - D. Date and Place of Recording: Mortgage recorded in the office of the Recorder of Deeds of Cook County, Illinois on January 27, 2012.  
Modification of Mortgage was recorded in the Office of the Recorder of Deeds of Cook County, Illinois on August 31, 2015.
  - E. Document Number: Mortgage recorded as Document No. 1202733129.

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First Modification of Mortgage recorded as Document No. 1524344017

Witness my hand and seal of this Court.

Signature: \_\_\_\_\_

LAVELLE LAW LTD.

PREPARED BY and MAIL TO:

LAVELLE LAW LTD

Attorneys for Plaintiff/Cook County Attorneys' No. 27743

141 W. Jackson Blvd. Suite 2800

Chicago, IL 60604

(312) 332-7555 Ext. 306

Kimberly A. Pajen

Property of Cook County Clerk's Office