

UNOFFICIAL COPY

Doc#. 2315606173 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/05/2023 11:26 AM Pg: 1 of 4

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

CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff,

vs.

Case No.: 2023CH05068

DOUANGDY XEUNXON A/K/A DOUANGDY
XEUNXOM; STATE OF ILLINOIS
DEPARTMENT OF REVENUE; 1625 WEST
AINSLIE CONDOMINIUM ASSOCIATION;
UNKNOWN OWNERS AND NON-RECORD
CLAIMANTS,
Defendants.

Property Address:
1625 W Ainslie St, Unit BE, Chicago, IL
60640

LIS PENDENS AND NOTICE OF FORECLOSURE

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

1. The names of all Plaintiffs and the Case Number are set forth above.
2. The Court in which this action was brought is set forth above.
3. The names of the titleholders of record are as follows:

DOUANGDY XEUNXON A/K/A DOUANGDY XEUNXOM.

4. A legal description of the real estate sufficient to identify it with reasonable certainty is as follows:

UNIT BE, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN
THE COMMON ELEMENTS IN 1625 WEST AINSLIE CONDOMINIUM, AS
DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS

UNOFFICIAL COPY

DOCUMENT 0633315138, AS AMENDED FROM TIME TO TIME, OF THE SOUTH 21.37 ACRES OF THE NORTH 31 ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7 AND THE SOUTH 80 RODS OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Cook County Property Identification Number (PIN): 14-07-423-063-1001.

5. A common address or description of the location of the property is as follows:
1625 W Ainslie St, Unit BE, Chicago, IL 60640.
6. An identification of the Mortgage sought to be foreclosed is as follows:
 - a. Name of Mortgagors: DOUANGDY XEUNXON A/K/A DOUANGDY XEUNXOM.
 - b. Name of Mortgage: United Wholesale Mortgage, LLC.
 - c. Date of Mortgage: August 2, 2021.
 - d. Date of Recording: August 5, 2021.
 - e. County Where Recorded: Office of the Recorder of Deeds of Cook County, Illinois.
 - f. Recording Document Identification: 2121725316.

Dated: May 24, 2023

THIS DOCUMENT WAS PREPARED BY/

MAIL TO:

Lender Legal PLLC

1800 Pembroke Drive, Suite 250

Orlando, Florida 32810

Tel: (407) 730-4644

Service Emails:

cweldon@lenderlegal.com

EService@LenderLegal.com

LLS11518-IL – XEUNXOM

Cook Co. # 100346

s/ Christopher Weldon, Esq.

Christopher Weldon, Esq.

Counsel of Record for Plaintiff

ARDC # 6287652

UNOFFICIAL COPY

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

CARRINGTON MORTGAGE SERVICES, LLC,
Plaintiff,

vs.

DOUANGDY XEUNXON A/K/A DOUANGDY
XEUNXOM; STATE OF ILLINOIS
DEPARTMENT OF REVENUE; 1625 WEST
AINSLIE CONDOMINIUM ASSOCIATION;
UNKNOWN OWNERS AND NON-RECORD
CLAIMANTS,
Defendants.

Case No.: 2023CH05068

Property Address:
1625 W Ainslie St, Unit BE, Chicago, IL
60640

COMPLIANCE WITH PREDATORY LENDING DATABASE SECTION OF RESIDENTIAL REAL PROPERTY DISCLOSURE ACT

TO: Illinois Department of Financial and Professional Regulation
Via electronic mail: VeritecOps@ILAPLD.com
100 West Randolph Street, 9th Floor
Chicago, Illinois 60601

CERTIFICATION

I, the undersigned attorney, certify that I prepared this notice on May 24, 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 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.

Lender Legal PLLC
1800 Pembroke Drive, Suite 250
Orlando, Florida 32810
Tel: (407) 730-4644
Service Emails:
cweldon@lenderlegal.com
EService@LenderLegal.com
LLS11518-IL - XEUNXOM
Cook Co. # 100346

s/ Christopher Weldon, Esq.
Christopher Weldon, Esq.
Counsel of Record for Plaintiff
ARDC # 6287653

UNOFFICIAL COPY

CERTIFICATE OF SERVICE AND CERTIFICATION

The undersigned, an attorney, states that true and correct copies of above and foregoing Lis Pendens and Notice of Foreclosure, Compliance with Predatory Lending Database Section of Residential Real Property Disclosure Act, and Certificate of Service and Certification were served on the Parties named below, via first class mail or e-mail as identified below, on May 24, 2023, on or before 5:00 p.m.

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.

s/ Christopher Weldon, Esq.
Christopher Weldon, Esq.
Counsel of Record for Plaintiff
ARDC # 6287653

SERVICE LIST:

Illinois Department of Financial and Professional
Regulation

Via electronic mail: VeritecOps@ILAPLD.com

100 West Randolph Street, 9th Floor
Chicago, IL 60601

Matthew J. Martin
Alderman Ward # 47
4243 North Lincoln Avenue
Chicago, IL 60618

City of Chicago
Attn: City Clerk
City Hall
121 N. LaSalle Street
Suite 107
Chicago, IL 60602