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Karen A. Yarbrough
Cook County Clerk
Date: 06/06/2023 11:17 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

U.S. BANK NATIONAL ASSOCIATION

Plaintiff,

vs.

CRISTIAN AGUAS; ILLINOIS HOUSING
DEVELOPMENT AUTHORITY; WINTRUST
BANK; UNKNOWN OWNERS AND NON-
RECORD CLAIMANTS;

Defendants.

[Reserved for Recorder's Use Only]

CASE NO. 2023CH05176

Filed With The Court: 5-26-2023

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. 16-23-117-016-0000

(i) The names of all plaintiffs, defendants and the case number are set forth above.

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- (ii) The court in which the action was brought is set forth above.
- (iii) The names of the title holders of record are: CRISTIAN AGUAS
- (iv) The legal description is set forth below.
- (v) The common address or location of the property is: 1445 South Avers Avenue , Chicago, IL 60623
- (vi) Identification of the mortgage sought to be foreclosed
 - (i) Mortgagors: CRISTIAN AGUAS
 - b) Mortgagee: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for WINTRUST MORTGAGE, A DIVISION OF BARRINGTON BANK AND TRUST CO., N.A.
 - c) Date of mortgage: January 25, 2021
 - d) Date and place of recording:
February 18, 2021 in the office of the Recorder of Deeds or County Clerk
 - e) Document number: 210-912032

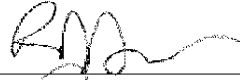
Recording document identification:

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: U.S. BANK NATIONAL ASSOCIATION
- (b) Said plaintiff claims a mortgage lien upon said real estate: 1445 South Avers Avenue , Chicago, IL 60623
- (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:
CRISTIAN AGUAS; ILLINOIS HOUSING DEVELOPMENT AUTHORITY; WINTRUST BANK; 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.



Robert J. Deisinger
ARDC #6286021 5-24-23

One of its attorneys

Diaz Anselmo & Associates, LLC

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@callegal.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 29 IN BLOCK 1 IN DOUGLAS PARK BOULEVARD BOHEMIAN LAND
ASSOCIATION SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 23,
TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, 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 6-5-2023.

Date: 6-5-2023
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: 6-5-2023
Signature: 
Name: Deanna Gembeck
Title: Title Admin Support
Company: Diaz Anselmo & Associates