

# UNOFFICIAL COPY

Doc#. 2315841186 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/07/2023 02:15 PM Pg: 1 of 5

## LIS PENDENS NOTICE

STATE OF ILLINOIS  
COOK COUNTY

IN THE CIRCUIT COURT OF COOK  
COUNTY

COOK COUNTY, ILLINOIS

PNC BANK, NATIONAL ASSOCIATION ]

[Reserved for Recorder's Use Only]

Plaintiff, ]

CASE NO. 2023CH5248

vs. ]

CLARA HARPER AKA CLARA M. HARPER;  
WEST COAST CAPITAL GROUP, INC.;  
UNITED STATES OF AMERICA,  
DEPARTMENT OF TREASURY; AQUA  
FINANCE, INC.; UNKNOWN OWNERS  
AND NON-RECORD CLAIMANTS; ]

Filed With The Court: 5/30/2023

Defendants.

## 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. 19-36-414-024-0000

6746-193309

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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: CLARA HARPER
- (iv) The legal description is set forth below.
- (v) The common address or location of the property is: 2720 W. Seipp Street, Chicago, IL 60652
- (vi) Identification of the mortgage sought to be foreclosed
  - a) Mortgagors: LEROY HARPER, Deceased and CLARA HARPER
  - b) Mortgagee: THE MORTGAGE ALLIANCE
  - c) Date of mortgage: March 22, 2002
  - d) Date and place of recording:  
April 11, 2002 in the office of the Recorder of Deeds or County Clerk
  - e) Document number: 0020417092 and re-recorded as Document No. 0030388147

## 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: PNC BANK, NATIONAL ASSOCIATION
- (b) Said plaintiff claims a mortgage lien upon said real estate: 2720 W. Seipp Street, Chicago, IL 60652
- (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:  
CLARA HARPER AKA CLARA M. HARPER;  
WEST COAST CAPITAL GROUP, INC.;  
UNITED STATES OF AMERICA,  
DEPARTMENT OF TREASURY; AQUA  
FINANCE, INC.; UNKNOWN OWNERS AND  
NON-RECORD CLAIMANTS;
- (e) The legal description of said real estate appears below.

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(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) 453-0950

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Attorney No. Cook 64727 DuPage 293191

Service E-mail: [midwestpleadings@dallegal.com](mailto: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 52 IN GALLAGHER AND HENRY'S HERITAGE HILL, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 AND PART OF THE SOUTHWEST 1/4 OF SECTION 36 TOWNSHIP 38 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, Nicole Solis, 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 June 6, 2023.

Date: June 6, 2023  
Signature: Nicole Solis  
Name: Nicole Solis  
Title: Legal Assistant  
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: June 6, 2023  
Signature: Nicole Solis  
Name: Nicole Solis  
Title: Legal Assistant  
Company: Diaz Anselmo & Associates