

UNOFFICIAL COPY

Doc#. 2315841218 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/07/2023 02:39 PM Pg: 1 of 4

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

WELLS FARGO BANK, N.A.
PLAINTIFF,

-vs-

THEOPHILOUS DAVIS A/K/A THEOPHILOUS J.
DAVIS; SABRENA L. DAVIS; UNKNOWN HEIRS
AND/OR LEGATEES OF THOMAS DAVIS,
DECEASED; PORTER DAVIS; JPMORGAN CHASE
BANK, NATIONAL ASSOCIATION F/K/A CHASE
BANK OF TEXAS, NATIONAL ASSOCIATION,
UNITED STATES OF AMERICA; UNKNOWN
OWNERS AND NON-RECORD CLAIMANTS;
UNKNOWN OCCUPANTS

DEFENDANTS

NO. 23 CH 3331

PROPERTY ADDRESS:
2737 WEST WASHINGTON BOULEVARD
CHICAGO, IL 60612

NOTICE OF FORECLOSURE LIS PENDENS

I, the undersigned, do hereby certify that the above entitled action was caused to be filed in the above Court.

AND FURTHER SAYETH:

1. Names of Title Holders of Record:

Theophilous Davis, as to an undivided 1/2 interest and Heirs and/or Legatees of Thomas Davis, deceased, as to an undivided 1/2 interest

2. The following Mortgage is sought to be foreclosed:

Mortgage made by Thomas Davis, an unmarried man and Theophilous Davis, a married man to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Chicago Bancorp, Inc. and recorded November 22, 2011 as Document No. 1132657107 in the Cook County Recorder's Office, having a legal description and common address as follows:

LOT 1 IN THE SUBDIVISION OF LOTS 27, 28, 29, 30 AND THE EAST 16.5 FEET OF LOT 31 IN EDGAR LOOMIS' SUBDIVISION OF LOTS 4, 5, 6, 7, 14, 16 and 17, (EXCEPT THE WEST 33 FEET OF LOTS 5, 6 AND 16) IN TURNER'S SUBDIVISION OF BLOCK 4 IN THE PARTITION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY**23-098701**

Commonly known as 2737 West Washington Boulevard, Chicago, IL 60612

Permanent Index No.: 16-12-421-008-0000

3. Parties against whom foreclosure is sought:

Theophilous Davis a/k/a Theophilous J. Davis; Sabrena L. Davis; Unknown Heirs and/or Legatess of Thomas Davis, Deceased; Porter Davis; JPMorgan Chase Bank, National Association f/k/a Chase Bank of Texas, National Association; United States of America; Unknown Owners and Non-Record Claimants; Unknown Occupants

4. The following reformation is sought:

- a) The Mortgage dated October 31, 2011 and recorded on November 22, 2011 as Document No. 1132657107 and its associated documents contain an inadvertent error in the Legal Description (defect(s) identified in bold)

LOT 1 IN THE SUBDIVISION OF LOTS 27, 28, 29, 30 AND THE EAST 16.5 FEET OF LOT 31 IN EDGAR **LOOMIS** SUBDIVISION OF LOTS 4, 5, 6, 7, 14, 16, 17, **EXCEPT THE WEST 33 FEET OF LOTS 5, 6 AND 15** IN TURNER'S SUBDIVISION OF BLOCK 4 IN THE **PARTIION** OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The accurate Legal Description on the Mortgage and its associated documents is (correction(s) identified in bold):

LOT 1 IN THE SUBDIVISION OF LOTS 27, 28, 29, 30 AND THE EAST 16.5 FEET OF LOT 31 IN EDGAR **LOOMIS**' SUBDIVISION OF LOTS 4, 5, 6, 7, 14, 16 and 17, **(EXCEPT THE WEST 33 FEET OF LOTS 5, 6 AND 16)** IN TURNER'S SUBDIVISION OF BLOCK 4 IN THE **PARTITION** OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

- b) The Judge's Deed recorded on September 16, 2010 as Document No. 1025939049 and the Quit Claim Deed recorded on November 22, 2011 as Document no. 1132657106 and its associated documents contain an inadvertent error in the Legal Description (defect(s) identified in bold)

LOT 1 IN THE SUBDIVISION OF LOTS 27, 28, 29, 30 AND THE EAST 16.5 FEET OF LOT 31 IN EDGAR **LOOMIS** SUBDIVISION OF LOTS 4, 5, 6, 7, 14, 16, 17, **EXCEPT THE WEST 33 FEET OF LOTS 5, 6 AND 16** IN TURNER'S SUBDIVISION OF BLOCK 4 IN THE **PARTIION** OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The accurate Legal Description on the Judge's Deed and Quit Claim Deed and their associated documents is (correction(s) identified in bold):

UNOFFICIAL COPY**23-098701**

LOT 1 IN THE SUBDIVISION OF LOTS 27, 28, 29, 30 AND THE EAST 16.5 FEET OF LOT 31 IN EDGAR LOOMIS' SUBDIVISION OF LOTS 4, 5, 6, 7, 14, 16 and 17, **(EXCEPT THE WEST 33 FEET OF LOTS 5, 6 AND 16)** IN TURNER'S SUBDIVISION OF BLOCK 4 IN THE PARTITION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Wells Fargo Bank, N.A.

/s/ Amy A. Aronson 4/4/2023
One of Plaintiff's Attorneys

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Lombard, IL 60148

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. PLEASE BE ADVISED THAT IF YOUR PERSONAL LIABILITY FOR THIS DEBT HAS BEEN EXTINGUISHED BY A DISCHARGE IN BANKRUPTCY OR BY AN ORDER GRANTING IN REM RELIEF FROM STAY, THIS NOTICE IS PROVIDED SOLELY TO FORECLOSE THE MORTGAGE REMAINING ON YOUR PROPERTY AND IS NOT AN ATTEMPT TO COLLECT THE DISCHARGED PERSONAL OBLIGATION.

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COUNTY DEPARTMENT - CHANCERY DIVISION**

WELLS FARGO BANK, N.A.
PLAINTIFF,

-vs-

Theophilous Davis a/k/a Theophilous J. Davis;
Sabrena L. Davis; Unknown Heirs and/or
Legatees of Thomas Davis, Deceased; Porter
Davis; JPMorgan Chase Bank, National
Association f/k/a Chase Bank of Texas, National
Association; United States of America;
UNKNOWN OWNERS AND NON-RECORD
CLAIMANTS; UNKNOWN OCCUPANTS

DEFENDANTS

NO. 23 CH 3331

CALENDAR NO: 64

PROPERTY ADDRESS:
2737 WEST WASHINGTON
BOULEVARD
CHICAGO, IL 60612

CERTIFICATE OF SERVICE

The undersigned, a non-attorney, states that he/she has emailed a copy of the Lis Pendens attached hereto to the Illinois Department of Financial and Professional Regulation, Division of Banking, at VeritecOps@ILAPLD.com on 05-16-2023

Certification Pursuant to 735 ILCS 5/1-109

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.

Dated: 05-16-2023

/s/ Tiffany Brunner, Support Legal Assistant

A non-attorney

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