

# UNOFFICIAL COPY

Doc#. 2316041058 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/09/2023 10:55 AM Pg: 1 of 4

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

NATIONSTAR MORTGAGE LLC  
PLAINTIFF

-VS-

REGINA UGURU; UNKNOWN HEIRS AND/OR  
LEGATEES OF INNOCENT UGURU, DECEASED;  
MARY ANN CHIDUBEM UGURU; CHRISTOPHER  
CHUKWUMA UGURU; IMMACULATA CHIDINMA  
UGURU; PAULINUS NNAEMKA UGURU; VIVIAN  
AMARACHI UGURU; INNOCENT IHEANYI UGURU;  
EUCHARIA JACHINMA UGURU; UNKNOWN  
OWNERS AND NON-RECORD CLAIMANTS;  
UNKNOWN OCCUPANTS  
DEFENDANTS

NO. 23 CH 4533

PROPERTY ADDRESS:  
22423 PLUM CREEK DRIVE  
SAUK VILLAGE, IL 60411

### 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:

Regina Uguru, Mary Ann Chidubem Uguru, Christopher Chukwuma Uguru, Immaculata Chidinma Uguru, Paulinus Nnaemka Uguru, Vivian Amarachi Uguru, Innocent Iheanyi Uguru and Eucharia Jachinma Uguru, as tenants in common, as to an undivided  $\frac{1}{2}$  interest and the the Heirs and/or Legatees of Innocent Uguru, deceased, as to an undivided  $\frac{1}{2}$  interest

2. The following Mortgage is sought to be foreclosed:

Mortgage made by Innocent Uguru and Regina Uguru, husband and wife to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Bank of America, N.A. and recorded August 11, 2010 as Document No. 1022304063 in the Cook County Recorder's Office, having a legal description and common address as follows:

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23-098875

LOT 18 IN PLUM CREEK ESTATES, A RESUBDIVISION OF LOT 21 IN ROBERT BARTLETT'S TORRENCE AVENUE FARMS, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 21, 1999 AS DOCUMENT NO. 99989986, IN COOK COUNTY, ILLINOIS.

Commonly known as 22423 Plum Creek Drive, Sauk Village, IL 60411

Permanent Index No.: 33-31-119-015-0000

3. Parties against whom foreclosure is sought:

Regina Uguru; Unknown Heirs and/or Legatees of Innocent Uguru, Deceased; Mary Ann Chidubem Uguru; Christopher Chukwuma Uguru; Immaculata Chidinma Uguru; Paulinus Nnaemke Uguru; Vivian Amarachi Uguru; Innocent Iheanyi Uguru; Eucharika Jachinma Uguru; Unknown Owners and Non-Record Claimants; Unknown Occupants

4. The following reformation is sought:

- a) The Mortgage dated July 29, 2010 and recorded on August 11, 2010 as Document No. 1022304063 and its associated documents contain an inadvertent error in the Legal Description (defect(s) identified in bold)

LOT 18 IN PLUM CREEK ESTATES, A RESUBDIVISION OF LOT 21 IN ROBERT BARTLETT'S TORRENCE AVENUE FARMS, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF **RECORDED** OCTOBER 21, 1999 AS DOCUMENT NO. 99989986, IN COOK COUNTY, ILLINOIS.

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

LOT 18 IN PLUM CREEK ESTATES, A RESUBDIVISION OF LOT 21 IN ROBERT BARTLETT'S TORRENCE AVENUE FARMS, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF **RECORDED** OCTOBER 21, 1999 AS DOCUMENT NO. 99989986, IN COOK COUNTY, ILLINOIS.

- b) The Warranty Deed recorded on August 11, 2010 as Document No. 1022304062 and its associated documents contain an inadvertent error in the Legal Description (defect(s) identified in bold)

LOT 18 IN PLUM CREEK ESTATES, A RESUBDIVISION OF LOT 21 IN ROBERT BARTLETT'S TORRENCE AVENUE FARMS, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF **RECORDED** OCTOBER 21, 1999 AS DOCUMENT NO. 99989986, IN COOK COUNTY, ILLINOIS.

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

**UNOFFICIAL COPY****23-098875**

LOT 18 IN PLUM CREEK ESTATES, A RESUBDIVISION OF LOT 21 IN ROBERT BARTLETT'S TORRENCE AVENUE FARMS, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF **RECORDED** OCTOBER 21, 1999 AS DOCUMENT NO. 99989986, IN COOK COUNTY, ILLINOIS.

Nationstar Mortgage LLC

/s/ Amy A. Aronson 5/5/2023  
One of Plaintiff's Attorneys

PREPARED BY:

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

NATIONSTAR MORTGAGE LLC  
PLAINTIFF,

-VS-

Regina Uguru; Unknown Heirs and/or Legatees  
of Innocent Uguru, Deceased; Mary Ann  
Chidubem Uguru; Christopher Chukwuma  
Uguru; Immaculata Chidinma Uguru; Paulinus  
Nnaemka Uguru; Vivian Amarachi Uguru;  
Innocent Iheanyi Uguru; Eucharia Jachinma  
Uguru; UNKNOWN OWNERS AND NON-  
RECORD CLAIMANTS; UNKNOWN  
OCCUPANTS

DEFENDANTS

NO. 23 CH 4533

CALENDAR NO: 60

PROPERTY ADDRESS:  
22423 PLUM CREEK DRIVE  
SAUK VILLAGE, IL 60411

### 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 06-05-2023

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: 06-05-2023

/S/ Tiffany Brunner, Support Legal Assistant

A non-attorney

LOGS Legal Group LLP  
Attorney for Plaintiff  
2121 Waukegan Road, Suite 301  
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