

# UNOFFICIAL COPY

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Karen A. Yarbrough  
Cook County Clerk  
Date: 06/09/2023 10:53 AM Pg: 1 of 3

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

NATIONSTAR MORTGAGE LLC  
PLAINTIFF,

-VS-

CHARLES U. PHILLIPS; LOU PHILLIPS; UNKNOWN  
OWNERS AND NON-RECORD CLAIMANTS;  
UNKNOWN OCCUPANTS  
DEFENDANTS

NO. 23 CH 4863

PROPERTY ADDRESS:  
6527 SOUTH MARSHFIELD AVENUE  
CHICAGO, IL 60636

### NOTICE OF FORECLOSURE LIC 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:

Charles U. Phillips and Lou Phillips, in joint tenancy

2. The following Mortgage is sought to be foreclosed:

Mortgage made by Charles Phillips and Lou Phillips to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Columbia Mortgage & Funding Corp and recorded March 25, 2008 as Document No. 0808550032, in the Cook County Recorder's Office, having a legal description and common address as follows:

THE NORTH 12 1/2 FEET OF LOT 37 AND SOUTH 17 1/2 OF LOT 38 IN BLOCK 33 IN DREXEL PARK, A SUBDIVISION IN THE EAST 1/4 OF THE NORTH 1/2 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Commonly known as 6527 South Marshfield Avenue, Chicago, IL 60636

Permanent Index No.: 20-19-223-009

3. Parties against whom foreclosure is sought:

Charles U. Phillips; Lou Phillips; Unknown Owners and Non-Record Claimants; Unknown Occupants

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4. The following reformation is sought:

- a) The Mortgage dated February 9, 2008 and recorded on March 25, 2008 as Document No. 0808550032 and its associated documents contain an inadvertent error in the Legal Description (defect(s) identified in bold)

THE NORTH 12 1/2 FEET OF LOT 37 AND SOUTH 17 1/2 OF LOT 38 IN BLOCK 33 IN DREXEL PARK, A SUBDIVISION IN THE EAST 1/4 OF **THE T-HS NORTH** 1/2 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 14 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):

THE NORTH 12 1/2 FEET OF LOT 37 AND SOUTH 17 1/2 OF LOT 38 IN BLOCK 33 IN DREXEL PARK, A SUBDIVISION IN THE EAST 1/4 OF **THE NORTH** 1/2 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Nationstar Mortgage LLC

/s/ Amy A. Aronson 5/16/2023  
One of Plaintiff's Attorneys

PREPARED BY:

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**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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PLAINTIFF,

-VS-

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DEFENDANTS

NO. 23 CH 4863

CALENDAR NO: 64

PROPERTY ADDRESS:  
6527 SOUTH MARSHFIELD AVENUE  
CHICAGO, IL 60636

### 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 [VentecOps@ILAPLD.com](mailto:VentecOps@ILAPLD.com) on 06-07-2023

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: 06-07-2023

/S/ Tiffany Brunner, Support Legal Assistant

A non-attorney

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