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Karen A. Yarbrough
Cook County Clerk
Date: 06/09/2023 03:12 PM 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

US BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS INDIVIDUAL
CAPACITY BUT SOLELY AS OWNER
TRUSTEE FOR VRMTG ASSET TRUST,

Plaintiff,

vs.

UNKNOWN HEIRS AND LEGATEES OF
MANUEL TORRES; UNION HOME
MORTGAGE CORP.S/I AMERIFIRST
HOME IMPROVEMENT FINANCE CO.;
STATE OF ILLINOIS DEPARTMENT OF
REVENUE; IDAMARIS TORRES;
UNKNOWN OWNERS AND NON-RECORD
CLAIMANTS,

Defendants.

[Reserved for Recorder's Use Only]

CASE NO. 2023CH05294

Filed With The Court: 5-31-2023

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

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P.I.N. 16-04-319-043-0000; 16-04-319-045-0000

- (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: UNKNOWN HEIRS AND LEGATEES OF MANUEL TORRES
- (iv) The legal description is set forth below.
- (v) The common address or location of the property is: 5453 W. Walton St., Chicago, IL 60651
- (vi) Identification of the mortgage sought to be foreclosed:
 - a) Mortgagors: MANUEL TORRES (Deceased)
 - b) Mortgagee: CFASE BANK USA, N.A.
 - c) Date of mortgage: May 12, 2006
 - d) Date and place of recording: June 21, 2006 in the office of the Recorder of Deeds or County Clerk and re-recorded on July 31, 2014.
 - e) Document number: 0617205003 and re-recorded as Document No. 1421229105

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: US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST
- (b) Said plaintiff claims a mortgage lien upon said real estate: 5453 W. Walton St., Chicago, IL 60651
- (c) The nature of said claim is the mortgage and foreclosure action described above.

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(d) The names of the persons against whom said claim is made are:

UNKNOWN HEIRS AND LEGATEES OF
MANUEL TORRES; UNION HOME MORTGAGE
CORP. S/I/I AMERIFIRST HOME
IMPROVEMENT FINANCE CO.; STATE OF
ILLINOIS DEPARTMENT OF REVENUE;
IDAMARIS TORRES; UNKNOWN OWNERS
AND NON-RECORD CLAIMANTS

(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.


Ashley K. Rasmussen
[STATE BAR NO.]
[ADDRESS]

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@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 11 (EXCEPT THE WEST 18.0 FEET) IN BLOCK 6 IN THE SUBDIVISION OF PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND

THE WEST 18.0 FEET OF LOT 11 AND THE EAST 7.00 FEET OF LOT 12 IN BLOCK 6 IN THE SUBDIVISION OF PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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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 6-9-2023.

Date: 6-9-2023

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: 6-9-2023

Signature: 

Name: Deanna Gembeck

Title: Title Admin Support

Company: Diaz Anselmo & Associates