LIS PENDENS NOTICE

Doc#. 2317106021 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 06/20/2023 09:21 AM Pg: 1 of 5

STATE OF ILLINOIS COOK COUNTY

IN THE CIRCUIT COURT OF COOK COUNTY

COCK COUNTY, ILLINOIS

Type or Print Complete Information

NEXUS NOVA LLC

Plaintiff,

VS.

UNKNOWN HEIRS AND LEGATEES OF LEE S. ROSS; GEORGIA ROSS; UNKNOWN OWNERS AND NON-RECORD CLAIMANTS;

Defendants.

[Reserved for Recorder's Use Only]

CASE NO. 2023CH05616

Filed With The Court: 6-13-2023

RG. N-RECOR. 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. 15-13-427-013-0000

(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 LEE S. ROSS
- (iv) The legal description is set forth below.
- (v) The common address or location of the property is: 1132 THOMAS AVENUE, FOREST PARK, IL 60130
- (vi) Identification of the mortgage sought to be foreclosed
 - a) Mortgagors: LEE S. ROSS (Deceased)
 - b) Mortgagee: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for FORUM MORTGAGE BANCORP, FORUM MORTGAGE
 - c) Date of mortgage: May 17, 2021
 - d) Date and place of recording: July 20, 2021 in the office of the Recorder of Deeds or County Clerk
 - e) Document number: 2120168151

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: NEXUS NOVA LLC
- (b) Said plaintiff claims a mortgage lien upon said real estate: 1132 THOMAS AVENUE, FOREST PARK, IL 60130
- (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:

UNKNOWN HEIRS AND LEGATEES OF LEE S. ROSS; GEORGIA ROSS; 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.

One of its attorneys

Diaz Anselmo & Associates, LLC

Diaz Anselmo & Associates, LLC Attorneys for Plaintiff 1771 West Diehl Road Suite 120 Naperville, IL 60563

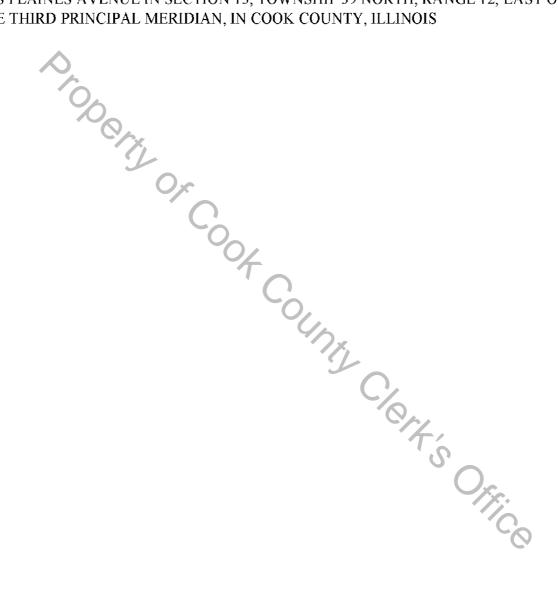
Telephone: (630) 453-6960 Facsimile: (630) 428-4620

Attorney No. Cook 64727, DuPag: 293191 gal.co. Service E-mail: midwestpleadings@dallegal.com

Prepared by and Return to: Diaz Anselmo & Associates, LLC 1771 West Diehl Road, Suite 120 Naperville, IL 60563

EXHIBIT A

LOT 30 IN BLOCK 21 COMSTOCK AND DRESSEL'S SUBDIVISION OF BLOCKS 1, 11, 12 AND 21 OF JOSEPH K. DUNLOP'S SUBDIVISION OF THE WEST HALF OF THE SOUTH EAST QUARTER AND THAT PART OF THE EAST ONE THIRD OF THE EAST HALF OF THE SOUTH WEST QUARTER LYING SOUTH EAST OF THE CENTER OF DES PLAINES AVENUE IN SECTION 13, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



UNOFFICIAL COPY

CERTIFICATE OF SERVICE OF LIS PENDENS ON THE ILLINOIS DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATION

AFFIDAVIT

| State | of Illinois |) | |
|--------|----------------------------|---|--|
| Coun | nty of Cook |) SS) | |
| I, | Deanna Gembeck | | , on oath do hereby depose and state that I |
| electi | ronically delivered the | attached Lis Pende | ns to the Illinois Department of Financial and |
| | essional Regulation at the | he Thompson Center, | 100 W. Randolph Street, Chicago, IL 60601, on |
| | İ | Date: | 6-16-2023 |
| | | Signature: | Dearnon Geinter |
| | | Name: | Deanna Gembeck |
| | | 7:tle: | Title Admin Support |
| | | Company: | Diaz Anselmo & Associates |
| | | <u>CERTIFI</u> | CATION |
| stated | the statements set forth | n in this instrument a and belief and as to so | ant to 735 ILC's 5/1-109, the undersigned certifies re true and correct, except as to matters therein ach matters the undersigned certifies as aforesaid |
| | | Date: | 6-16-2023 |
| | | Signature: | Degrapor Ganage |
| | | Name: | Deanna Gembeck |
| | | Title: | Title Admin Support |
| | | Company: | Diaz Anselmo & Associates |