

# UNOFFICIAL COPY

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Karen A. Yarbrough  
Cook County Clerk  
Date: 06/20/2023 09:21 AM 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

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

### 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.

6734-193165

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- (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: 2120108151

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;

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- (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  
JAN 22 40330335  
Attorney at Law

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](mailto: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 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

Property of Cook County Clerk's Office

