

# UNOFFICIAL COPY

Doc#. 2318141045 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/30/2023 09:57 AM Pg: 1 of 4

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

STATE BANK OF TEXAS, as successor in interest )  
to the Federal Deposit Insurance Corporation, as )  
Receiver for Seaway Bank and Trust Company f/k/a )  
Seaway National Bank, )

Plaintiff, )

v. )

LISA R. WEBB; STATE OF ILLINOIS; THE )  
PARK OF RIVER OAKS HOMEOWNERS )  
ASSOCIATION; THE PARK OF RIVER OAKS )  
CONDOMINIUM ASSOCIATION NO. 2; )  
UNKNOWN OWNERS, and NON-RECORD )  
CLAIMANTS, )

Defendants. )

Case No. 2023CH05095

Property Address:

400 Park Avenue, #701

Calumet City, Illinois 60409

### NOTICE OF PENDENCY OF ACTION (NOTICE OF FORECLOSURE) (735 ILCS 5/15-1503 and 5/2-1901)

I, the undersigned, do hereby certify that the above-entitled cause was filed in the above court on May 24, 2023, for foreclosure and is now pending in said court.

#### AND FURTHER SAYETH:

1. The names of all plaintiffs and the case number are identified above.
2. The court in which said action was brought is identified above.
3. Name of title holder of record is: Lisa R. Webb
4. An identification of the mortgage sought to be foreclosed upon by State Bank of Texas in the Complaint for Mortgage Foreclosure is as follows;

(A) Nature of the security agreement: Mortgage

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- (B) Date of the mortgage: March 3, 2004
- (C) Name or names of the mortgagor or grantor: Lisa R. Webb
- (D) Name of the mortgagee, lender, trustee or grantee in the mortgage: State Bank of Texas, as successor in interest to the Federal Deposit Insurance Corporation, Receiver for Seaway Bank and Trust Company f/k/a Seaway National Bank
- (E) Date and place of recordings: March 31, 2004, in the Cook County Recorder of Deed's Office
- (F) Identification of recording: 0409133144
- (G) Legal description, permanent index number, and common address of the property:

## PARCEL 1:

UNIT 701 IN THE PARK OF RIVER OAKS CONDOMINIUM NO. 2, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 5 AND 6 OR PARTS THEREOF IN RIVER OAKS WEST UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 24 AND THAT PART OF LOT 1 LYING NORTH OF THE CALUMET RIVER IN THE SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 24, ALL IN TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (HEREINAFTER REFERRED TO AS PARCEL),

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 21, 1964 AND KNOWN AS TRUST NUMBER 20173, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 228314375, ALL IN COOK COUNTY, ILLINOIS.

## PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN DECLARATION OF EASEMENTS RECORDED NOVEMBER 15, 1971 AS DOCUMENT NUMBER 21712320 FOR USE AND ENJOYMENT, INGRESS AND EGRESS OVER THE COMMON AREAS WITHIN LOTS 2 TO 6 IN RIVER OAKS WEST UNIT NO. 1, AFORESAID; IN COOK COUNTY.

## PARCEL 3:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN DECLARATION OF EASEMENTS RECORDED NOVEMBER 15, 1971 AS DOCUMENT NUMBER 21712318 FOR THE PURPOSES OF INGRESS AND EGRESS OVER THE ACCESS ROAD FROM 159<sup>TH</sup> STREET TO THE NORTH LINE OF LOT 4 WITHIN THE EASEMENT DESIGNATED AS INGRESS AND EGRESS EASEMENT ON THE PLAT OF SAID RIVER OAKS WEST UNIT NO. 1, ALL IN COOK COUNTY, ILLINOIS.

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**COMMON ADDRESS:** 400 Park Avenue, #701, Calumet City, Illinois 60409

**P.I.N.:** 29-24-100-022-1227

**This instrument prepared by and  
RETURN AFTER RECORDING TO:**

Sandra A. Aguilera, (saguilera@maslawllc.com)

Vanessa E. Seiler, (vseiler@maslawllc.com)

**MANETTI AGUILERA SEILER LLC**

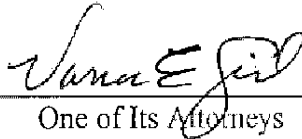
2213 Lakeside Drive

Bannockburn, Illinois 60015

Office: (224)706-6932

Firm No. 100074

STATE BANK OF TEXAS, as successor in  
interest to the Federal Deposit Insurance  
Corporation, as Receiver for Seaway Bank and  
Trust Company f/k/a Seaway National Bank,  
Plaintiff

By:   
One of Its Attorneys

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## CERTIFICATE OF SERVICE

I, Vanessa E. Seiler, an attorney, on oath, state that I caused a true and correct copy of this *Notice of Pendency of Action – Notice of Foreclosure* to be served upon the Illinois Department of Financial & Professional Regulation, Division of Banking c/o HB 4050 Pilot Program, by electronic mail to VeritecOPs@ILAPLD.com; Village of Calumet City, c/o City Clerk, 204 Pulaski Road, Calumet City, Illinois 60409, by enclosing the same in an envelope directed to the address stated, with required first-class postage prepaid, and depositing the same in a U.S. mail chute at 2213 Lakeside Drive, Bannockburn, Illinois 60015, before 5:00 p.m. on May 25, 2023.



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Vanessa E. Seiler

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