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Karen A. Yarbrough
Cook County Clerk
Date: 07/06/2023 03:35 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

CITIMORTGAGE, INC.

Plaintiff,

vs.

JASON J. BEN; MARGUERITA BEN; TOWD
POINT MORTGAGE TRUST 2021-SJ1, U.S.
BANK NATIONAL ASSOCIATION, AS
INDENTURE TRUSTEE; THE UNITED
STATES OF AMERICA, DEPARTMENT OF
TREASURY; UNKNOWN OWNERS AND
NON-RECORD CLAIMANTS;

Defendants.

[Reserved for Recorder's Use Only]

CASE NO. 2023CH06209

Filed With The Court: 7/3/2023

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. 20-10-205-046-0000

- (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: JASON J. BEN AND MARGUERITA BEN
- (iv) The legal description is set forth below.
- (v) The common address or location of the property is: 4750S Evans Avenue , Chicago, IL 60615.
- (vi) Identification of the mortgage sought to be foreclosed
 - a) Mortgagors: JASON J. BEN AND MARGUERITA BEN
 - b) Mortgagee: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for CITIBANK, N.A.
 - c) Date of mortgage: June 12, 2012
 - d) Date and place of recording:
July 2, 2012 in the office of the Recorder of Deeds or County Clerk
 - e) Document number: 1218455074

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: CITIMORTGAGE, INC.
- (b) Said plaintiff claims a mortgage lien upon said real estate: 4750S Evans Avenue , Chicago, IL 60615
- (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:

JASON J. BEN; MARGUERITA BEN; TOWD
POINT MORTGAGE TRUST 2021-SJ1, U.S.
BANK NATIONAL ASSOCIATION, AS
INDENTURE TRUSTEE; THE UNITED STATES
OF AMERICA, DEPARTMENT OF TREASURY;
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
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Attorney No. Cook 64727, DuPage 293191
Service E-mail: midwestpleadings@dallegal.com

Mark McGinn
ARDC: 0313403
Diaz Anselmo & Associates LLC

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

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EXHIBIT A

THE NORTH 1.07 FEET OF LOT 78 AND 79 (EXCEPT THE NORTH 3.16 FEET THEREOF)
IN THE SUBDIVISION OF LOTS 1 AND 2 IN STONE AND MCLASHAN'S SUBDIVISION
OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 10,
TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN,
LYING EAST OF THE VINCENNES AVENUE IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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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, Kevin Traznik, 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 7/6/2023.

Date: 7/6/2023
Signature: Kevin Traznik
Name: Kevin Traznik
Title: Foreclosure Specialist
Company: Diaz Anselmo & Associates LLC.

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: 7/6/2023
Signature: Kevin Traznik
Name: Kevin Traznik
Title: Foreclosure Specialist
Company: Diaz Anselmo & Associates LLC.