

# UNOFFICIAL COPY

Doc#. 2320041253 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/19/2023 02:57 PM Pg: 1 of 4

LIS PENDENS/  
NOTICE OF FORECLOSURE

PREPARED BY & RETURN TO:  
The Wirbicki Law Group LLC  
33 W. Monroe St., Suite 1540  
Chicago, IL 60603  
Phone: 312-360-9455

**"THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION  
OBTAINED WILL BE USED FOR THAT PURPOSE"**

**W23-0239  
42463**

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

Matrix Financial Services Corporation;  
Plaintiff,

vs.

Case No.2023CH06560

Brian N. Cunningham a/k/a Brian Cunningham; The  
Metropolitan Place Condominium Association; Illinois  
Department of Revenue; City of Chicago; Unknown Owners  
and Non Record Claimants;  
Defendants.

130 South Canal Street, Unit 715,  
Chicago, IL 60606

## NOTICE OF FORECLOSURE

I, the undersigned, do hereby certify that the above entitled cause was filed in the above Court on the  
17th day of July, 2023, for Foreclosure of a Mortgage and that the property affected  
by said cause is described as follows:

PARCEL 1: UNITS 715 IN THE METROPOLITAN PLACE CONDOMINIUM AS  
DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:  
PARTS OF BLOCK 50 IN SCHOOL SECTION ADDITION TO CHICAGO IN  
SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD  
PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO  
THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT  
NUMBER 99214670, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS  
UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN  
COOK COUNTY, ILLINOIS.

PARCEL 2: THE (EXCLUSIVE) RIGHT TO THE USE OF P-120 A LIMITED  
COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE  
DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 99214670.

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PARCEL 3: NON-EXCLUSIVE EASEMENT IN FAVOR OF PARCEL 1 FOR  
INGRESS, EGRESS, USE, ENJOYMENT AND SUPPORT AS CREATED BY  
RECIPROCAL EASEMENT AGREEMENT RECORDED AS DOCUMENT NUMBER  
99214669 OVER, UPON AND UNDER PREMISES DESCRIBED THEREIN.

C/K/A: 130 South Canal Street, Unit 715, Chicago, IL 60606  
PIN: 17-16-108-033-1145

The subject mortgage has been recorded/registered as:

Date of Mortgage: April 23, 2015

Date and place of recording: July 15, 2015 / Cook County Recorder of Deeds

Document No: 1519657296

Amount of Mortgage: \$316,500.00

Name of present owners of the real estate: Brian N. Cunningham

SIGNATURE:



Russell C. Wirbicki (6186310)  
Attorney of Record

Russell C. Wirbicki (6186310)  
Christopher J. Irk (6300084)  
Cory J. Harris (6319221)  
Tracey M. Coons (6311050)  
The Wirbicki Law Group LLC  
Attorney for Plaintiff  
33 W. Monroe St., Suite 1540  
Chicago, IL 60603  
Phone: 312-360-9455  
Atty. No. 42463  
W23-0239  
pleadings.il@wirbickilaw.com

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Defendants.

130 South Canal Street, Unit 715,  
Chicago, IL 60606

**NOTICE OF FILING LIS PENDENS**

**TO:** Illinois Department of Financial and Professional Regulation  
Division of Banking  
100 W. Randolph St., 9<sup>th</sup> Floor  
Chicago, Illinois 60601

PLEASE TAKE NOTICE THAT on or about the 19<sup>th</sup> day of JULY, 2023, the undersigned recorded a Lis Pendens with the Cook County Recorder of Deeds.

PIN: 17-16-108-033-1145

COMMON ADDRESS: 130 South Canal Street, Unit 715, Chicago, IL 60606

/s/Russell C. Wirbicki  
Attorney for Plaintiff

Russell C. Wirbicki (6186310)  
Christopher J. Irk (6300084)  
Cory J. Harris (6319221)  
Tracey M. Coons (6311050)  
The Wirbicki Law Group LLC  
Attorney for Plaintiff  
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Phone: 312-360-9455  
Atty. No. 42463  
W23-0239  
pleadings.il@wirbickilaw.com

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## CERTIFICATE OF SERVICE

I, the undersigned, being first on oath duly sworn, deposes and states that a true copy of the above and foregoing **Notice of Filing** was:

- personally delivered                       mailed by depositing said documents in the U.S. Mail at  
33 W. Monroe St., Suite 1540, Chicago, IL 60603,  
postage prepaid
- E-mailed to the Illinois  
Department of Financial and  
Professional Regulation

To the above-named address as shown above on the 19th day of July, 2023 in accordance with HB4050 Illinois Predatory Lending Database Pilot Program.

/s/Russell C. Wirbicki

Property of Cook County Clerk's Office