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Doc#: 2321429012 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/02/2023 09:39 AM Pg: 1 of 3

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

PHH MORTGAGE CORPORATION

Plaintiff

v.

NO: 2023CH06945

DAVID CHAPARRO; UNITED STATES OF
AMERICA; UNKNOWN OWNERS AND NON-
RECORD CLAIMANTS

Property Address:
9625 Parkside Ave
Oak Lawn, IL 60453

Defendant

NOTICE OF FORECLOSURE **LIS PENDENS**

I, the undersigned, do hereby certify that the above entitled cause was filed in the above Court on July 28, 2023, for Foreclosure and is now pending in said Court.

AND FURTHER SAYETH:

1. Names of Title Holders of Record:

David Chaparro

2. The following Mortgage is sought to be foreclosed:

Mortgage dated September 23, 2021 and recorded September 28, 2021 as Document No. 2127134053, in Cook County Recorder of Deeds, by and between David Chaparro, a single man, as mortgagor(s), and Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for LeaderOne Financial Corporation, its successors and assigns as mortgagee, who assigned the mortgage to PHH Mortgage Corporation.

3. Said Mortgage encumbers the following described property:

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LOT 9 IN BLOCK 12 IN FREDRICK H. BARTLETT'S CENTRALWOOD, A
SUBDIVISION OF THE EAST ½ OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 13
EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS: 9625 Parkside Ave, Oak Lawn, IL 60453

Tax I.D. #: 24-08-212-025-0000

By: 
Poulami Mal (ARDC#6330071)

Municipality or County may contact the below with concerns about the property:

PHH Mortgage
Thomas Donofrio
2001 Bishops Gate Blvd., Mail Stop SV-01, Mt. Laurel, IL
800-750-2518

PREPARED BY AND WHEN RECORDED RETURN TO:
POTESTIVO & ASSOCIATES, P.C.

Potestivo & Associates, P.C
Alexander B. Potestivo (ARDC#6327455)
Marc Wagman (ARDC#6282192)
Poulami Mal (ARDC#6330071)
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Cook County Firm ID #: 43932
DuPage County Firm ID # 223623
Attorneys for Plaintiffs
ilpleadings@potestivolaw.com
Our File No.: 317632

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Atty File No. 317632

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COUNTY DEPARTMENT – CHANCERY DIVISION

PHH MORTGAGE CORPORATION

Plaintiff,

v.

DAVID CHAPARRO; UNITED STATES OF
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RECORD CLAIMANTS

Defendants

Case Number: 2023CH06945Property: 9625 Parkside Ave, Oak Lawn,
IL 60453

COMPLIANCE WITH PREDATORY LENDING DATABASE SECTION
OF RESIDENTIAL REAL PROPERTY DISCLOSURE ACT

To: ILLINOIS DEPARTMENT OF FINANCIAL & PROFESSIONAL REGULATION
121 N. LaSalle, Room 107
Chicago, IL 60602

CERTIFICATION

I, Poulami Mal, attorney, certify that I prepared this notice on 07/28/2023 to be filed along with a copy of the Lis Pendens notice with the above-titled address.

- (X) Under penalties as provided by law pursuant to 735 ILCS 5/1-109, I certify that the statements set forth herein are true and correct.



Poulami Mal (ARDC#6330071)