

# UNOFFICIAL COPY

Doc#. 2325013067 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/07/2023 09:54 AM Pg: 1 of 3

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

J.P. MORGAN MORTGAGE ACQUISITION  
CORP

Plaintiff

v.

NO: 2023CH07862

HERBERT MORENO; FIRST AMERICAN BANK; UNKNOWN OWNERS AND NON RECORD CLAIMANTS

Property Address:  
1004 North Kedzie  
Chicago, IL 60651

Defendant

## **NOTICE OF FORECLOSURE** **LIS PENDENS**

I, the undersigned, do hereby certify that the above entitled cause was filed in the above Court on August 31, 2023, for Foreclosure and is now pending in said Court.

AND FURTHER SAYETH:

1. Names of Title Holders of Record:

Herbert Moreno

2. The following Mortgage is sought to be foreclosed:

Mortgage dated September 24, 2007 and recorded January 7, 2008 as Document No. 0800715101, in Cook County Recorder of Deeds, by and between Herbert Moreno, as mortgagor(s), and Mortgage Electronic Registration Systems, Inc., as mortgagee as nominee for HSBC Mortgage Corporation, its successors and assigns as mortgagee, who assigned the mortgage through mesne assignments to J.P. Morgan Mortgage Acquisition Corp. Subject Mortgage was modified by Loan Modification Agreements dated September 7, 2018 and recorded March 20, 2014 as Document No. 1407915056, date March 3, 2016 and

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recorded April 29, 2016 as Document Number 1612046051, and dated September 7, 2018.

3. Said Mortgage encumbers the following described property:

ALL THAT PARCEL OF LAND IN COOK COUNTY, STATE OF ILLINOIS, AS FOUND IN DEED DOC #98369552 ID# 16-02-414005, BEING KNOWN AND DESIGNATED AS LOT 8 IN BLOCK 2 IN GANS AND FREEMAN'S RESUBDIVISION OF PART OF BLOCKS 2,3 AND 4 IN HUMBOLDT PARK ADDITION TO CHICAGO IN THE EAST 1/2 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1004 North Kedzie, Chicago, IL 60651

Tax I.D. #: 16-02-414-005

By:   
Poulami Mal (ARDC#6330071)

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

Rushmore Loan Management Services  
Christie Martin  
15480 Laguna Canyon Road, Irvine, CA 92618  
949-341-5645

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)  
Charlotte A. Haack (ARDC#6310785)  
Bryan G. Thompson (ARDC#6273155)  
223 W. Jackson Blvd., Suite 610  
Chicago, Illinois 60606  
Telephone: (312) 263-0003  
Main Fax: (312) 263-0002  
Cook County Firm ID #: 43932  
DuPage County Firm ID # 223623  
Attorneys for Plaintiff's  
ilpleadings@potestivolaw.com  
Our File No.: 317651

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State of Michigan  
County of Oakland

Atty File No. 317651 \_\_\_\_\_

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

J.P. MORGAN MORTGAGE ACQUISITION CORP

Plaintiff,

Case Number: 2023CH07862

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1004 North Kedzie  
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v.

HERBERT MORENO; FIRST AMERICAN BANK;  
UNKNOWN OWNERS AND NON RECORD  
CLAIMANTS

Defendants

**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 08/29/2023 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)