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Doc#: 2326340059 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/20/2023 02:54 PM Pg: 1 of 5

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

THE BANK OF NEW YORK MELLON FKA THE
BANK OF NEW YORK, AS TRUSTEE FOR THE
CERTIFICATEHOLDERS OF THE CWALT, INC.,
ALTERNATIVE LOAN TRUST 2006-OC5
MORTGAGE PASS-THROUGH CERTIFICATES,
SERIES 2006-OC5,

Plaintiff,

vs.

SONIA HICKS, AS INDEPENDENT EXECUTOR
OF THE ESTATE OF ARTHUR HICKS,
DECEASED, SONIA HICKS, VARRICK HICKS,
MIRANDA STRONG AND ARTHUR HICKS, JR.,

Defendants.

CASE NO. 23-CH-08121
CALENDAR 62

PROPERTY ADDRESS:
4319 W POTOMAC AVE
CHICAGO, IL 60651

NOTICE OF FORECLOSURE (LIS PENDENS)
(735 ILCS 5/15 1503)

The undersigned certifies that the above entitled mortgage foreclosure action was filed on September 12, 2023 and is now pending.

- i. The names of all plaintiffs and the case number are identified above.
- ii. The court in which said action was brought is identified above.
- iii. The name of the title holder of record is: Heirs and devisees of Arthur Hicks, deceased.
- iv. A legal description of the real estate sufficient to identify it with reasonable certainty is as follows:

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THE WEST 18 3/4 FEET OF LOT 8 AND LOT 9 (EXCEPT THE WEST 12 1/2 FEET) IN BLOCK 3 IN BRITTON'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 16-03-228-015-0000

v. A common address or description of the location of the real estate is as follows:
4319 W Potomac Ave, Chicago, IL 60651

vi. An identification of the mortgage sought to be foreclosed is as follows:

Names of Mortgagors: Arthur Hicks, Husband, deceased as of May 25, 2020 and Easy B. Hicks, Wife, deceased as of June 1, 2021

Name of Mortgagee: "MERS", Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for Decision One Mortgage Company, LLC, its successors and assigns

Date of Mortgage: April 19, 2006

Date of recording: May 2, 2006

County where recorded: Cook County

Recording document identification: Document No. 0612235228

Dated this 19th day of September, 2023

Signature Austin Schultz Croom

Digitally signed by Austin Schultz Croom
DN: cn=Austin Schultz Croom,
o=Heavner, Beyers & Mihlar, ou,
email=AustinSchultzCroom@hbms.com,
c=US
Date: 2023.09.19 16:51:27 -0500

Austin Schultz Croom
Attorney for Plaintiff

Address: 601 East William Street, Decatur, IL 62523

XX Attorney of Record _____ Party to said cause
(check one)

This document was prepared by: Austin Schultz Croom
Heavner, Beyers & Mihlar, LLC
Whose address is: P.O. Box 740
Decatur, IL 62525

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MAIL TO: Heavner, Beyers & Mihlar, LLC
P.O. Box 740
Decatur, IL 62525

NO CHANGE IN TAXES

Austin Schultz Croom (#6321472)
HEAVNER, BEYERS & MIHLAR, LLC - #40387
Attorneys at Law
P.O. Box 740
Decatur, IL 62525

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OF THE ESTATE OF ARTHUR HICKS,
DECEASED, SONIA HICKS, VARRICK HICKS,
MIRANDA STRONG AND ARTHUR HICKS, JR.,

Defendants.

CASE NO. 23-CH-08121
CALENDAR 62

PROPERTY ADDRESS:
4319 W POTOMAC AVE
CHICAGO, IL 60651

CERTIFICATE OF SERVICE

I caused to be sent via electronic mail a copy of the Notice of Foreclosure (Lis Pendens) address as follows:

Illinois Department of Financial and Professional Regulation
Division of Banking
ATTN: Anti Predatory Lending Database
veritecops@ilapld.com

LEGAL:

THE WEST 18 3/4 FEET OF LOT 8 AND LOT 9 (EXCEPT THE WEST 12 1/2 FEET) IN BLOCK 3 IN BRITTON'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH,

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RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 16-03-228-015-0000

Commonly known as: 4319 W Potomac Ave, Chicago, IL 60651

Austin Schultz
Croom

Digitally signed by Austin Schultz Croom
DN: cn=Austin Schultz Croom, o=Heavner,
Beyers & Mihlar, ou=, email=AustinSchultz@hsbattys.com, c=US
Date: 2023.09.19 16:50:44 -0500

Austin Schultz Croom
Heavner, Beyers & Mihlar, LLC

Under penalties as provided by law pursuant to Section 1-109 of the Code of Civil Procedure, the undersigned certifies that the statements set forth in this instrument are true and correct.

Dated <u>9/19/2023</u>	By <u>Austin Schultz Croom</u>	<small>Digitally signed by Austin Schultz Croom DN: cn=Austin Schultz Croom, o=Heavner, Beyers, & Mihlar, ou=, email=AustinSchultz@hsbattys.com, c=US Date: 2023.09.19 16:50:44 -0500</small>
	Austin Schultz Croom (#6321472), Its Attorney Of Heavner, Beyers & Mihlar, LLC	

PREPARED BY AND RETURN TO:

Austin Schultz Croom (#6321472)
HEAVNER, BEYERS & MIHLAR, LLC - #40387
Attorneys at Law
P.O. Box 740
Decatur, IL 62525

Send Notice/Pleadings to:

Veronika J. Miles (#6313161)
Email: CookPleadings@hsbattys.com
Telephone: (217) 422-1719
Facsimile: (217) 422-1754

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