

# UNOFFICIAL COPY

Doc#. 2332113375 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/17/2023 10:55 AM 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"**

**W23-0389  
42463**

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

Matrix Financial Services Corporation;  
Plaintiff,

vs.

James T. O'Grady; 1517-21 N. Paulina Condominiums  
Association; Unknown Owners and Non Record Claimants;  
Defendants.

Case No. 2023CH09438

1521 North Paulina Street, Unit 2F,  
Chicago, IL 60622

## NOTICE OF FORECLOSURE

I, the undersigned, do hereby certify that the above entitled cause was filed in the above Court on the  
15th day of November, 2023, for Foreclosure of a Mortgage and that the property affected  
by said cause is described as follows:

UNIT 1521-2F TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN  
THE COMMON ELEMENTS IN 1517-21 N. PAULINA CONDOMINIUMS AS  
DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS  
DOCUMENT NO. 0413303075, AS AMENDED FROM TIME TO TIME, IN THE  
EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH,  
RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,  
ILLINOIS.

C/K/A: 1521 North Paulina Street, Unit 2F, Chicago, IL 60622  
PIN: 17-06-206-053-1009

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The subject mortgage has been recorded/registered as:

Date of Mortgage: August 2, 2016

Date and place of recording: August 17, 2016 / Cook County Recorder of Deeds

Document No: 1623056028

Amount of Mortgage: \$265,000.00

Name of present owners of the real estate: James T. O`Grady

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  
W23-0389  
pleadings.il@wirbickilaw.com

Property of Cook County Clerk's Office

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Defendants

Case No. 2023CH09438

1521 North Paulina Street, Unit 2F,  
Chicago, IL 60622

**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 16<sup>th</sup> day of November, 2023, the undersigned recorded a Lis Pendens with the Cook County Recorder of Deeds.

PIN: 17-06-206-053-1009

COMMON ADDRESS: 1521 North Paulina Street, Unit 2F, Chicago, IL 60622

/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  
33 W. Monroe St., Suite 1540  
Chicago, IL 60603  
Phone: 312-360-9455  
Atty. No. 42463  
W23-0389  
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 16th day of November, 2023 in accordance with HB4050 Illinois Predatory Lending Database Pilot Program.

/s/ Russell C. Wirbicki

Property of Cook County Clerk's Office