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Doc#: 2335613139 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/22/2023 10:46 AM Pg: 1 of 4

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

WILMINGTON SAVINGS FUND SOCIETY,
FSB NOT IN ITS INDIVIDUAL CAPACITY
BUT SOLELY AS OWNER TRUSTEE ON
BEHALF OF ANTLR MORTGAGE LOAN
TRUST 2021-RTL1,
Plaintiff,

vs.

BLACK BOND HOLDINGS LLC; LEON D.
BLUMENBERG, JR.; UNKNOWN OWNERS
AND NON-RECORD CLAIMANTS,

Defendants.

Case No.: 2023CH10109

Property Address:
10446 S EGGLESTON AVE, CHICAGO,
IL 60628

LIS PENDENS AND NOTICE OF FORECLOSURE

I, the undersigned, do hereby certify that the above-entitled cause was filed in the above Court for Foreclosure and is now pending in said Court and that the property affected by said cause is described as follows:

1. The names of all Plaintiffs and the Case Number are set forth above.
2. The Court in which this action was brought is set forth above.
3. The names of the titleholders of record are as follows:
BLACK BOND HOLDINGS LLC.
4. A legal description of the real estate sufficient to identify it with reasonable certainty is as follows:

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LOT 12 IN BLOCK 18 IN TENINGA BROTHERS AND COMPANY'S FIFTH BELLEVUE ADDITION TO ROSELAND, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Cook County Property Identification Number (PIN): 25-16-112-032-0000.

5. A common address or description of the location of the property is as follows:
10446 S EGGLESTON AVE, CHICAGO, IL 60628.
6. An identification of the Mortgage sought to be foreclosed is as follows:
 - a. Name of Mortgagors: BLACK BOND HOLDINGS LLC.
 - b. Name of Mortgagee: Finance of America Commercial LLC.
 - c. Date of Mortgage: December 28, 2021.
 - d. Date of Recording: December 29, 2021.
 - e. County Where Recorded: Office of the Recorder of Deeds of Cook County, Illinois.
 - f. Recording Document Identification: 2136307455.

Dated: December 21, 2023

THIS DOCUMENT WAS PREPARED BY/
MAIL TO:

Lender Legal PLLC
1800 Pembroke Drive, Suite 250
Orlando, Florida 32810
Tel: (407) 730-4644
Service Emails:
mjdiaz@lenderlegal.com
EService@LenderLegal.com
LLS12128-IL - BLACK BOND HOLDINGS
LLC
Cook Co. # 100346

/s/ Meaghan J. Diaz de Villegas, Esq.

Meaghan J. Diaz de Villegas, Esq.
Counsel of Record for Plaintiff
ARDC # 6340688

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COUNTY DEPARTMENT - CHANCERY DIVISION

WILMINGTON SAVINGS FUND SOCIETY,
FSB NOT IN ITS INDIVIDUAL CAPACITY
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TRUST 2021-RTL1,

Plaintiff,

vs.

BLACK BOND HOLDINGS LLC; LEON D.
BLUMENBERG JR.; CITY OF CHICAGO, A
MUNICIPAL CORPORATION OF THE STATE OF
ILLINOIS; UNKNOWN OWNERS AND NON-
RECORD CLAIMANTS,

Defendants.

Case No.: 2023CH10109

Property Address:

10446 S EGGLESTON AVE, CHICAGO,
IL 60628

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

TO: Illinois Department of Financial and Professional Regulation
Via electronic mail: VeritecOps@ILAPLL.com
100 West Randolph Street, 9th Floor
Chicago, Illinois 60601

CERTIFICATION

I, the undersigned attorney, certify that I prepared this notice on December 21, 2023 to be filed along with a copy of the lis pendens notice with the above entitled address. This document was also served electronically to the parties listed below on December 21, 2023, on or before 5:00 p.m.

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, except as to matters therein stated to be on information and belief and as to such matters the undersigned certifies as aforesaid that he/she verily believes the same to be true.

Lender Legal PLLC
1800 Pembroke Drive, Suite 250
Orlando, Florida 32810
Tel: (407) 730-4644
Service Emails:
mjdiaz@lenderlegal.com
EService@LenderLegal.com
LLS12128-IL - BLACK BOND HOLDINGS
LLC
Cook Co. # 100346

s/ Meaghan J. Diaz de Villegas, Esq.
Meaghan J. Diaz de Villegas, Esq.
Counsel of Record for Plaintiff
ARDC # 6340688

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SERVICE LIST:

Illinois Department of Financial and Professional
Regulation

Via electronic mail: VeritecOps@ILAPLD.com

100 West Randolph Street, 9th Floor
Chicago, IL 60601

Property of Cook County Clerk's Office