

UNOFFICIAL COPY

Our File No. 16190.010



Doc# 2405334044 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/22/2024 03:52 PM PG: 1 OF 5

Recorder's Stamp

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

COMMUNITY SAVINGS BANK,

Plaintiff,

v.

NICOLE A. STACY, AS INDEPENDENT
ADMINISTRATOR OF THE ESTATE OF EARL M.
BROWDER A/K/A EARL MITCHELL BROWDER
JR.; UNKNOWN HEIRS AND DEVISEES OF EARL
M. BROWDER A/K/A EARL MITCHELL
BROWDER JR; KAREN NELSON, PURPORTED
HEIR OF EARL M. BROWDER A/K/A EARL
MITCHELL BROWDER JR. AND TITLE
CLAIMANT; NICOLE A. STACY AS GUARDIAN
OF THE ESTATE OF GABRIELLE IMANI
BROWDER, PURPORTED HEIR OF EARL M.
BROWDER A/K/A EARL MITCHELL BROWDER
JR. , UNKNOWN OWNERS AND NONRECORD
CLAIMANTS,

Defendants.

No. 2023 CH 05111

Non-Owner Occupied Single-Family
Home

6429 S. Ingleside Avenue
Chicago, IL 60637

CERTIFICATE OF SERVICE AMENDED LIS PENDENS NOTICE OF FORECLOSURE

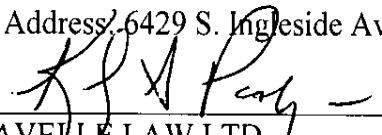
The undersigned, do hereby certify that a copy of the attached Lis Pendens Notice in regard to the above entitled cause for foreclosure which was filed in the Circuit Court of Cook County, Illinois on May 25, 2023, and is now pending in said court, was filed with the Illinois Department of Financial and Professional Regulation, Division of Banking, 100 West Randolph 9th Floor, Chicago, Illinois 60601, Attn: SB 1167 Pilot Program, in accordance with 765 ILCS 77/70(g). The property affected by said cause is described as follows:

UNOFFICIAL COPY

THE SOUTH 1/2 OF LOT 72 IN KING AND RUMSEY'S ADDITION TO
WOODLAWN RIDGE IN THE NORTHWEST 1/4 OF SECTION 23,
TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-23-105-026-0000

Common Address: 6429 S. Ingleside Avenue, Chicago, IL 60637

Signature: 

LAVELLE LAW LTD.

141 W. Jackson Blvd. Suite 2800


Chicago, IL 60604

(312) 332-7555 Ext. 306

Attorneys' No. 27743

PROOF OF SERVICE BY E-MAIL

I, Kimberly A. Padjen, the attorney, certify that my clerk served this notice by delivering
a copy of same via e-mail to the Illinois Department of Financial and Professional Regulation,
Division of Banking at veritecops@ilapfd.com on 2-23-24.


Kimberly A. Padjen
One of its attorneys

Prepared by and mail to:

Kimberly A. Padjen

LAVELLE LAW LTD.

141 W. Jackson Blvd. Suite 2800

Chicago, IL 60604

UNOFFICIAL COPY

Our File No. 16190.010

Exhibit

Recorder's Stamp

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

COMMUNITY SAVINGS BANK,

Plaintiff,

v.

No. 2023 CH 05111

Non-Owner Occupied Single-Family
Home

NICOLE A. STACY, AS INDEPENDENT
ADMINISTRATOR OF THE ESTATE OF EARL M.
BROWDER A/K/A EARL MITCHELL BROWDER
JR.; UNKNOWN HEIRS AND DEVISEES OF EARL
M. BROWDER A/K/A EARL MITCHELL
BROWDER JR; KAREN NELSON, PURPORTED
HEIR OF EARL M. BROWDER A/K/A EARL
MITCHELL BROWDER JR. AND TITLE
CLAIMANT; NICOLE A. STACY AS GUARDIAN
OF THE ESTATE OF GABRIELLE IMANI
BROWDER, PURPORTED HEIR OF EARL M.
BROWDER A/K/A EARL MITCHELL BROWDER
JR. , UNKNOWN OWNERS AND NONRECORD
CLAIMANTS,

6429 S. Ingleside Avenue
Chicago, IL 60637

Defendants.

AMENDED FORECLOSURE LIS PENDENS NOTICE

The undersigned, do hereby certify that the above entitled cause for foreclosure was filed
in my office on May 25, 2023, and is now pending in said court and that the property affected
by said cause is described as follows:

UNOFFICIAL COPY

THE SOUTH 1/2 OF LOT 72 IN KING AND RUMSEY'S
ADDITION TO WOODLAWN RIDGE IN THE NORTHWEST
1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

6429 S. Ingleside Avenue, Chicago, IL 60637


PIN: 20-23-105-026-0000

1. The names of all Plaintiffs, Defendants and the case number are set forth above.
2. The court in which the action was brought is set forth above.
3. The names of the title holders of record are: EARL M. BROWDER A/K/A EARL MITCHELL BROWDER JR.
4. The legal description is set forth above.
5. The common address or location of the property is: 6429 S. Ingleside Avenue, Chicago, IL 60637
6. Identification of the mortgage sought to be foreclosed:
 - A. Mortgagors: EARL M. BROWDER A/K/A EARL MITCHELL BROWDER JR.
 - B. Mortgagee: Community Savings Bank
 - C. Date of Mortgage: January 23, 2012
Date of First Modification of Mortgage: May 22, 2015
 - D. Date and Place of Recording: Mortgage recorded in the office of the Recorder of Deeds of Cook County, Illinois on January 27, 2012.
Modification of Mortgage was recorded in the Office of the Recorder of Deeds of Cook County, Illinois on August 31, 2015.
 - E. Document Number: Mortgage recorded as Document No. 1202733129.

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First Modification of Mortgage recorded as Document No. 1524344017

Witness my hand and seal of this Court.

Signature: 

LAVELLE LAW LTD.

PREPARED BY and MAIL TO:

LAVELLE LAW LTD

Attorneys for Plaintiff/Cook County Attorneys' No. 27743

141 W. Jackson Blvd. Suite 2800

Chicago, IL 60604

(312) 332-7555 Ext. 306

Kimberly A. Padien

Property of Cook County Clerk's Office