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KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/8/2024 12:00 AM Pg: 1 of 3

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 TRUSTEE OF CSMC 2021 RPL4
TRUST

Plaintiff

v.

GUY F. MONTE; PHYLLIS MONTE; OAKFIELD
WEST CONDOMINIUM ASSOCIATION;
UNKNOWN OWNERS AND NON-RECORD
CLAIMANTS

Defendant

NO. 2024CH01265

Property Address:
2333 N Neva Ave. - 201C
Chicago, IL 60707

NOTICE OF FORECLOSURE **LIS PENDENS**

I, the undersigned, do hereby certify that the above entitled cause was filed in the above Court on February 27, 2024 for Foreclosure and is now pending in said Court.

AND FURTHER SAYETH:

1. Names of Title Holders of Record:

Guy F. Monte, a single person and Phyllis Monte, a single person

2. The following Mortgage is sought to be foreclosed:

Mortgage dated April 28, 2006 and recorded May 2, 2006 as Document No. 0612226168, in

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Cook County Recorder of Deeds, by and between Guy F. Monte, a single person and Phyllis Monte, a single person, as mortgagor(s), and Mortgage Electronic Registration Systems, Inc. As Nominee for Marquette Bank as mortgagee, who assigned the mortgage through mesne assignments to Wilmington Savings Fund Society, FSB not in its individual capacity, but solely as trustee of CSMC 2021-RPL4 Trust. Subject Mortgage was modified by a Loan Modification Agreement dated July 1, 2010.

3. Said Mortgage encumbers the following described property:

UNIT 201-C IN OAKFIELD WEST CONDOMINIUM AS DELINEATED ON SURVEY OF CERTAIN LOTS AND VACATED ALLEYS OR PARTS THEREOF IN MONT CLARE BEING A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, AND THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, LYING SOUTH OF FULLERTON AVENUE, ALL IN TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY NORTHWEST NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST NO. 1535 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 22846239, TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME ALL IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2353 N Neva Ave., 201C, Chicago, IL 60707

Tax I.D. #: 13-31-107-024-1065

By: 

Bryan G. Thompson (ARDC#6273155)

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

Nationstar Mortgage LLC d/b/a Rushmore Servicing
 Jamie Burgess
 8950 Cypress Waters Blvd., Coppell, TX 75019
 (317) 532--0041

PREPARED BY AND WHEN RECORDED RETURN TO:
 POTESTIVO & ASSOCIATES, P.C.

Potestivo & Associates, P.C.
 Alexander B Potestivo (ARDC#6327455)
 Marc Wagman (ARDC#6282192)
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 Our File No.. 315552

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State of Michigan
County of Oakland

Atty File No. 315552

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WILMINGTON SAVINGS FUND SOCIETY, FSB
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Plaintiff,

v.

GUY F. MONTE; PHYLLIS MONTE; OAKFIELD
WEST CONDOMINIUM ASSOCIATION; 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, Bryan G. Thompson, attorney, certify that I prepared this notice on 2-26-24 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.

/s/ Bryan G. Thompson
Bryan G. Thompson (ARDC#6273155)