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KAREN A. YARBROUGH
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Date 3/22/2024 9:45 AM Pg: 1 of 5

LIS PENDENS NOTICE

STATE OF ILLINOIS
COOK COUNTY

IN THE CIRCUIT COURT OF COOK
COUNTY

COOK COUNTY, ILLINOIS

Type or Print Complete Information

U.S. BANK NATIONAL ASSOCIATION

Plaintiff,

vs.

THE UNKNOWN HEIRS AND LEGATEES
OF SHAKLEE EMBRY; ILLINOIS
HOUSING DEVELOPMENT AUTHORITY;
DAVID GRANDBERRY; UNKNOWN
OWNERS AND NON-RECORD
CLAIMANTS;

Defendants.

[Reserved for Recorder's Use Only]

CASE NO. 2024CH01913

Filed With The Court: 03/12/2024

LIS PENDENS & NOTICE OF FORECLOSURE

I, the undersigned, do hereby certify that I caused the above entitled mortgage foreclosure action to be filed in the above referenced circuit court and that the property affected by said cause is described as follows:

SEE ATTACHED LEGAL DESCRIPTION

P.I.N. 25-28-128-004-0000

6766-194153

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- (i) The names of all plaintiffs, defendants and the case number are set forth above.
- (ii) The court in which the action was brought is set forth above.
- (iii) The names of the title holders of record are: THE UNKNOWN HEIRS AND LEGATEES OF SHAKLEE EMBRY
- (iv) The legal description is set forth below.
- (v) The common address or location of the property is: 12211 S. Wallace Street , Chicago, IL 60628
- (vi) Identification of the mortgage sought to be foreclosed
 - a) Mortgagors: SHAKLEE EMBRY (Deceased)
 - b) Mortgagee: Mortgage Electronic Registration Systems, Inc. as mortgagee, as nominee for AMERICAN PORTFOLIO MORTGAGE CORPORATION
 - c) Date of mortgage: November 5, 2021
 - d) Date and place of recording:
November 19, 2021 in the office of the Recorder of Deeds or County Clerk
 - e) Document number: 2132310069

Recording document identification:

The undersigned further certifies pursuant to 735 ILCS 5/15-1218;

- (a) The name and address of the party plaintiff making said claim and asserting said mortgage is: U.S. BANK NATIONAL ASSOCIATION
- (b) Said plaintiff claims a mortgage lien upon said real estate: 12211 S. Wallace Street , Chicago, IL 60628
- (c) The nature of said claim is the mortgage and foreclosure action described above.
- (d) The names of the persons against whom said claim is made are:
THE UNKNOWN HEIRS AND LEGATEES OF SHAKLEE EMBRY; ILLINOIS HOUSING DEVELOPMENT AUTHORITY; DAVID GRANDBERRY; UNKNOWN OWNERS AND NON-RECORD CLAIMANTS;

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- (e) The legal description of said real estate appears below.
- (f) The name and address of the person executing this notice appears below.
- (g) The name and address of the person who prepared this notice appears below.



One of its attorneys
Diaz Anselmo & Associates, LLC
Rebecca Fredona
ARDC# 0320914

Diaz Anselmo & Associates, LLC
Attorneys for Plaintiff
1771 West Diehl Road, Suite 120
Naperville, IL 60563
Telephone: (630) 453-6960
Facsimile: (630) 428-4620
Attorney No. Cook 64727, DuPage 293191
Service E-mail: midwestpleadings@dallegal.com

Prepared by and Return to:
Diaz Anselmo & Associates, LLC
1771 West Diehl Road, Suite 120
Naperville, IL 60563

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EXHIBIT A

LOT 44 IN BLOCK 41 IN WEST PULLMAN, A SUBDIVISION OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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CERTIFICATE OF SERVICE OF LIS PENDENS ON THE ILLINOIS DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATION

AFFIDAVIT

State of Illinois)
) SS
County of Cook)

I, LONA SMITH, on oath do hereby depose and state that I electronically delivered the attached Lis Pendens to the Illinois Department of Financial and Professional Regulation at the Thompson Center, 100 W. Randolph Street, Chicago, IL 60601, on March 21, 2024.

Date: March 21, 2024

Signature: Lona Smith

Name: Lona Smith

Title: Foreclosure Specialist

Company: Diaz Anselmo & Associates LLC

CERTIFICATION

Under penalties as provided by law pursuant to 735 ILCS 5/1-109, 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 verily believes the same to be true.

Date: March 21, 2024

Signature: Lona Smith

Name: Lona Smith

Title: Foreclosure Specialist

Company: Diaz Anselmo & Associates LLC