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KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/1/2024 9:53 AM Pg: 1 of 3

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

BANK OF AMERICA, N.A.

Plaintiff

v.

GABRIELA GARCIA; UNKNOWN OWNERS
AND NON RECORD CLAIMANTS

Defendant

NO: 2024CH02346

Property Address:
3429 West 54th St
Chicago, IL 60632

NOTICE OF FORECLOSURE
LIS PENDENS

I, the undersigned, do hereby certify that the above entitled cause was filed in the above Court on March 21, 2024 for Foreclosure and is now pending in said Court.

AND FURTHER SAYETH:

1. Names of Title Holders of Record:

Gabriela Garcia unmarried

2. The following Mortgage is sought to be foreclosed:

Mortgage dated February 19, 2019 and recorded April 19, 2019 as Document No. 1910916070, in Cook County Recorder of Deeds, by and between Gabriela Garcia unmarried, as mortgagor(s), and Mortgage Electronic Registration Systems, Inc., as mortgagee as nominee for Bank of America NA, its successors and assigns as mortgagee, who assigned the mortgage to Bank of America, N.A. .

3. Said Mortgage encumbers the following described property:

THE WEST THREE (3) FEET OF LOT ELEVEN (11) AND ALL OF LOT TWELVE (12)

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IN BLOCK THREE (3) IN HAINES SUBDIVISION OF THE EAST 1/2 OF THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 3429 West 54th St, Chicago, IL 60632

Tax I.D. #: 19-11-419-012-0000

By: s/s Jody Rosenbaum
Jody Rosenbaum (ARDC#6186743)

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

Bank of America, N.A.
4161 Piedmont Parkway, Greensboro, NC 27410
1-800-846-2222

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

Potestivo & Associates, P.C.
Alexander B. Potestivo (ARDC#6327455)
Marc Wagman (ARDC#6282192)
Jody Rosenbaum (ARDC#6186743)
Charlotte A. Haack (ARDC#6310785)
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Main Fax: (312) 263-0002
Cook County Firm ID # 43932
DuPage County Firm ID # 223623
Attorneys for Plaintiff's
iPLEADINGS@potestivolaw.com
Our File No.: 318754

Cook County Clerk's Office

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State of Michigan
County of Oakland

Atty File No. 318754

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Plaintiff,

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GABRIELA GARCIA; UNKNOWN OWNERS AND
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Defendants

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**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, Jody Rosenbaum, attorney, certify that I prepared this notice on 03/20/2024 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/s Jody Rosenbaum

Jody Rosenbaum

(ARDC#6186743)