

# UNOFFICIAL COPY

Doc#: 2409230164 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 4/1/2024 11:25 AM Pg: 1 of 4

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

CARRINGTON MORTGAGE SERVICES, LLC,  
Plaintiff,

vs.

NORMA H. AVANT-WHEELER, CECIL J.  
WHEELER; SECRETARY OF HOUSING AND  
URBAN DEVELOPMENT; UNKNOWN  
OWNERS AND NON-RECORD CLAIMANTS,

Defendants.

Case No.: 2024CH02663

Property Address:  
6233 S. Champlain Ave., Chicago, IL  
60637

## 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:  
NORMA H. AVANT-WHEELER & CECIL J. WHEELER.
4. A legal description of the real estate sufficient to identify it with reasonable certainty is as follows:

The North 30 feet of the South 40 feet of Lot 22 in Block 6 in the Resubdivision of Washington Park Addition to Chicago, a subdivision of the South Half of the Southeast Quarter of Section 15, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

# UNOFFICIAL COPY

Cook County Property Identification Number (PIN): 20-15-421-011-0000.

5. A common address or description of the location of the property is as follows:  
6233 S. Champlain Ave., Chicago, IL 60637.
6. An identification of the Mortgage sought to be foreclosed is as follows:
  - a. Name of Mortgagors: NORMA H. AVANT-WHEELER & CECIL J. WHEELER.
  - b. Name of Mortgagee: WELLS FARGO BANK, N.A.
  - c. Date of Mortgage: November 16, 2011.
  - d. Date of Recording: December 8, 2011.
  - e. County Where Recorded: Office of the Recorder of Deeds of Cook County, Illinois.
  - f. Recording Document Identification: 1134240101.

Dated: April 1, 2024

s/ Amanda Portes, Esq.

Amanda Portes, Esq.

THIS DOCUMENT WAS PREPARED BY/

Counsel of Record for Plaintiff

MAIL TO:

ARDC # 6297441

Lender Legal PLLC

1800 Pembroke Drive, Suite 250

Orlando, Florida 32810

Tel: (407) 730-4644

Service Emails:

[aportes@lenderlegal.com](mailto:aportes@lenderlegal.com)

[EService@LenderLegal.com](mailto:EService@LenderLegal.com)

LLS12256-IL - AVANT-WHEELER

Cook Co. # 100346

# UNOFFICIAL COPY

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

CARRINGTON MORTGAGE SERVICES, LLC,  
Plaintiff,

Case No.: 2024CH02663

vs.

NORMA H. AVANT-WHEELER; CECIL J.  
WHEELER; SECRETARY OF HOUSING AND  
URBAN DEVELOPMENT; UNKNOWN  
OWNERS AND NON-RECORD CLAIMANTS,  
Defendants

Property Address:  
6233 S. Champlain Ave., Chicago, IL  
60637

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

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

### **CERTIFICATION**

I, the undersigned attorney, certify that I prepared this notice on April 1, 2024 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 April 1, 2024, on or before 5:00 p.m.

Under penalties as provided by law pursuant to Section 4-109 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:  
[aportes@lenderlegal.com](mailto:aportes@lenderlegal.com)  
[EService@LenderLegal.com](mailto:EService@LenderLegal.com)  
LLS12256-IL - AVANT-WHEELER  
Cook Co. # 100346

s/ Amanda Portes, Esq.  
Amanda Portes, Esq.  
Counsel of Record for Plaintiff  
ARDC # 6297441

# UNOFFICIAL COPY

SERVICE LIST:

Illinois Department of Financial and Professional  
Regulation

Via electronic mail: [VeritecOps@ILAPLD.com](mailto:VeritecOps@ILAPLD.com)

100 West Randolph Street, 9th Floor

Chicago, IL 60601

Property of Cook County Clerk's Office