

# UNOFFICIAL COPY

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KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 4/2/2024 2:34 PM Pg: 1 of 3

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

WELLS FARGO BANK, NATIONAL  
ASSOCIATION AS TRUSTEE FOR ABFC 2006-  
OPT1 TRUST, ASSET BACKED FUNDING  
CORPORATION ASSET-BACKED  
CERTIFICATES, SERIES 2006-OPT1

Plaintiff

v.

RENEI O. SMITH; RAYMOND A. SMITH;  
UNKNOWN OWNERS AND NON-RECORD  
CLAIMANTS

Defendant

NO: 2023CH04752

Property Address:  
419 S 13th Ave.  
Maywood, IL 60153

### **NOTICE OF FORECLOSURE** **LIS PENDENS**

I, the undersigned, do hereby certify that the above entitled cause was filed in the above Court on March 25, 2024 for Foreclosure and is now pending in said Court.

AND FURTHER SAYETH:

1. Names of Title Holders of Record:

RAYMOND A. SMITH AND RENEI O. SMITH

2. The following Mortgage is sought to be foreclosed:

Mortgage dated June 8, 2006 and recorded June 23, 2006 as Document No. 0617421050, in Cook County Recorder of Deeds, by and between RAYMOND A. SMITH AND RENEI O. SMITH, as mortgagor(s), and H&R BLOCK MORTGAGE CORPORATION as mortgagee, who assigned the mortgage through mesne assignments to Wells Fargo Bank, National

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Association as Trustee for ABFC 2006-OPT1 Trust, Asset Backed Funding Corporation  
Asset-Backed Certificates, Series 2006-OPT1.

3. Said Mortgage encumbers the following described property:

THE NORTH 1/2 OF LOT 14, ALL OF LOT 15 AND THE SOUTH 1/2 OF LOT 16 IN  
BLOCK 18 IN THE SUBDIVISION OF BLOCKS 15, 16, 17, 18 AND LOTS 1 AND 2 IN  
BLOCK 21 IN PROVISO LAND ASSOCIATION ADDITION TO MAYWOOD IN  
SECTION 10, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 419 S 18th Ave., Maywood, IL 60153

Tax I.D. #: 15-10-315-007, 15-10-315-006, & 15-10-315-005

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

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

PHH Mortgage  
Thomas Donofrio  
2001 Bishops Gate Blvd., Mail Stop SV-01, Mt. Laurel, IL  
800-750-2518

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)  
Bryan G. Thompson (ARDC#6273155)  
223 W. Jackson Blvd., Suite 610  
Chicago, Illinois 60606  
Telephone (312) 263-0003  
Main Fax: (312) 263-0002  
Cook County Firm ID # 43932  
DuPage County Firm ID # 223623  
Attorneys for Plaintiff's  
ilpleadings@potestivolaw.com  
Our File No.: 315524

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State of Michigan  
County of Oakland

Atty File No. 315524

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COUNTY DEPARTMENT – CHANCERY DIVISION

WELLS FARGO BANK, NATIONAL ASSOCIATION AS  
TRUSTEE FOR ABFC 2006-OPT1 TRUST, ASSET  
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Defendants

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Maywood, IL 60153

**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 03/22/24, 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/s Jody Rosenbaum

Jody Rosenbaum

(ARDC#6186743)