

# UNOFFICIAL COPY

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KAREN A. YARBROUGH  
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Date 4/2/2024 12:16 PM Pg: 1 of 3

Johnson, Blumberg & Associates, LLC  
File # IL 24 0766

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

JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION,

PLAINTIFF

vs.

ROSALIA BALDO; UNKNOWN OWNERS  
AND NON-RECORD CLAIMANTS,

DEFENDANT

NO. 2024 CH 02676

Address: 8461 N. Chester Avenue  
Niles, IL 60714

## NOTICE OF FORECLOSURE/LIS PENDENS

The undersigned certifies that the above-entitled mortgage foreclosure action was filed on 03/29/24 and is now pending.

1. The name of the Plaintiff and the Case Number are identified in the caption above.
2. The Court in which said action was brought is identified above.
3. That the property being foreclosed is legally described as:

LOT 22 (EXCEPT THE WEST 6.85 FEET) IN SZYWALA'S SUBDIVISION, UNIT 4, IN  
THE WEST 1/2 OF THE SOUTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 23,

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TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN  
COOK COUNTY, ILLINOIS.

C/k/a 8461 N. CHESTER AVENUE, NILES, IL 60714  
Tax ID# 09-23-117-063

4. That the parties against whom this action was brought is:  
Title holder: ROSALIA BALDO  
Others: UNKNOWN OWNERS AND NONRECORD CLAIMANTS
  
5. The identification of the Mortgage sought to be foreclosed is as follows:  
Name of mortgagors: ROSALIA BALDO  
Name of original mortgagee: WASHINGTON MUTUAL BANK, FA  
Date of mortgage: January 25, 2006  
Date and County where recorded: February 17, 2006, in Cook County, Illinois Recorder of  
Deeds Office  
Recording Document No.: 0604815025

This Document was prepared and executed by:

/s/Joseph M. Herbas

Joseph M. Herbas IL ARDC #6277645  
Johnson, Blumberg & Associates, LLC  
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Chicago, Illinois 60602  
Email: [ilpleadings@johnsonblumberg.com](mailto:ilpleadings@johnsonblumberg.com)  
Ph. 312-541-9710 / Fax 312-541-9711  
JB&A # IL 24 0766  
County Number: 40342

Please Return to:  
Joseph M. Herbas  
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## CERTIFICATE OF SERVICE

I, Joseph M. Herbas, attorney, affirms that a copy of said Notice of Foreclosure/Lis Pendens was filed with the Illinois Department of Financial and Professional Regulation, Division of Banking, 100 W. Randolph St., 9th Floor, Chicago, Illinois, 60601 Attn: HB4050 Pilot Program by delivery by electronic transmission to VeritecOps@ILAPLD.com pursuant to the Electronic Lis Pendens filing procedures established by the IDFP.

/S/Joseph M. Herbas

Joseph M. Herbas

Property of Cook County Clerk's Office