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Prepared By and After Recording Return To:

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CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 5/1/2024 2:00 PM Pg: 1 of 2

LIS PENDENS NOTICE

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

**SMS FINANCIAL RECOVERY
SERVICES, LLC,**

Plaintiff,

v.

**THOMAS C. THIXTON, JR., JPMORGAN
CHASE BANK, N.A., as assignee of ,
Washington Mutual Bank by virtue of FDIC
Receivership, FIFTH THIRD BANK, as successor
in interest to M.B. FINANCIAL BANK N.A. f/k/a
MANUFACTURERS BANK, UNKNOWN
OWNERS, and NON-RECORD CLAIMANTS,**

Defendants.

Case No. 2024 CH 03603

LIS PENDENS NOTICE

I, the undersigned, do hereby certify that the above entitled cause was filed in my office on the 22nd day of April, 2024, and is now pending. Information concerning this action is as follows:

1. The names of the Plaintiff and all Defendants are identified above.
2. The court in which said action was brought is identified above; the case number is 2024 CH 03603.
3. The name of the title holder of record is Thomas C. Thixton, Jr.
4. The mortgage to be foreclosed was given by Thomas C. Thixton, Jr. to SMS Financial Recovery Services, LLC, as assignee of MB Financial Bank N.A. dated

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January 15, 2008 and recorded with the Cook County Recorder of Deeds on March 4, 2008 as Document Number 0806457081, given to secure a personal guaranty of the business loan with an outstanding principal amount of \$187,333.32 as of the date of filing.

5. The Legal Description of the Mortgaged Property is as follows:

LOT 8 AND THE SOUTH 3 FEET OF LOT 7 IN BLOCK 9 IN D. S. LEE'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 17-06-112-041-0000

Commonly known as: 1414 N. Hoyne Ave., Chicago, IL 60622

Witness my hand and the seal of said court.

By: 

Attorney for Plaintiff

Name: Caren A. Lederer, Esq.
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