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Doc#: 2412723109 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 5/6/2024 12:20 PM Pg: 1 of 3

LIS PENDENS NOTICE

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

Teachers Insurance and Annuity Association of
America

Plaintiff

vs.

Frank M. Galioto, III, Sarah N. Galioto, Unknown
Owners and Non-Record Claimants.

Defendants

Case No. 2024CH04135

Property Address:
2344 N. Wayne Avenue
Chicago, IL 60614

LIS PENDENS

I, the undersigned, do hereby certify that the above-entitled cause was filed in the Circuit Court of Cook County on the 3rd day of May, 2024 and is now pending in said Court and that the property affected by the cause is described as follows:

LOT 49 IN BLOCK 4 IN GEORGE WARD'S SUBDIVISION OF BLOCK 12 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property I.D. 14-32-104-020-0000

- (i) The name of all plaintiffs, defendants and the case number are set forth above.
- (ii) The court in which the action was brought is set forth above.
- (iii) The names of the title holders of record are: Frank M. Galioto, III and Sarah N. Galioto.
- (iv) The legal description is set forth above.
- (v) The common address or location of property is: 2344 N. Wayne Avenue, Chicago, IL 60614

Identification of the mortgage sought to be foreclosed:

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- a) Mortgagors: Frank M. Galioto, III and Sarah N. Galioto
- b) Mortgagee: Mortgage Electronic Registration Systems, Inc. nominee for Bridgeview Bank Mortgage Company, LLC, its successors and/or assigns
- c) Date of Mortgage: August 29, 2011
- d) Date and place of recording: November 8, 2011
- e) Document No. 1131210072

Recording document identification:

The undersigned further certifies pursuant to 735 ILCS 5/15-1218:

- a. The name and address of the party plaintiff making said claim and asserting said mortgage is: Teachers Insurance and Annuity Association of America, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806
- b. Said plaintiff claims a mortgage lien upon said real estate: 2344 N. Wayne Avenue, Chicago, IL 60614
- c. The nature of said claim is the mortgage and foreclosure action described above.
- d. The names of the persons against whom said claim is made are: Frank M. Galioto, III, Sarah N. Galioto; Unknown Owners and Non-Record Claimants.
- e. The legal description of said real estate appears above.
- f. The name and address of the person who prepared this notice appears below.

Teachers Insurance and Annuity Association of America

/s/ David A. Drescher

David A. Drescher (ARDC# 630 378)

One of Plaintiff's Attorneys

Drafted by and When Recorded Mail to:

Randall S. Miller & Associates, LLC

120 North LaSalle Street, Suite 1140

Chicago, IL 60602

P: (312) 239-3432

F: (312) 284-4820

Cook County Attorney No. 46689

pleadings@rsmalaw.com

Our Case Number: 24IL00196-1

Hearing Date: 7/2/2024 9:15 AM
 Location: Court Room 2810
 Judge: Spratt, Patricia S

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

FILED
 5/3/2024 3:58 PM
 IRIS Y. MARTINEZ
 CIRCUIT CLERK
 COOK COUNTY, IL
 2024CH04135
 Calendar, 64
 27549885

Teachers Insurance and Annuity Association of
 America

Plaintiff,

vs.

Case No.: 2024CH04135

Frank M. Galioto, III, Sarah N. Galioto,
 Unknown Owners and Non-Record Claimants,

Defendant(s).

Property Address:
 2344 N. Wayne Avenue
 Chicago, IL 60614

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

TO: Illinois Department of Financial and Professional Regulation
 122 S. Michigan Ave., 19th Floor
 Chicago, Illinois 60603

CERTIFICATION

I, David A. Drescher, attorney, certify that I prepared this notice on May 3, 2024, to be filed along with the Lis Pendens notice with the above-entitled 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.

**Teachers Insurance and Annuity Association of
 America**

/s/David A. Drescher

David A. Drescher (ARD#6301378)
 One of Plaintiff's Attorneys

Drafted by:

Randall S. Miller & Associates, LLC
 120 North LaSalle Street, Suite 1140
 Chicago, IL 60602

P: (312) 239-3432, F: (312) 284-4820

Attorney No. Cook County 46689

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Our Case Number: 24IL00196-1

FILED DATE: 5/3/2024 3:58 PM 2024CH04135