

# UNOFFICIAL COPY

## LIS PENDENS NOTICE

Doc#: 2412814096 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 5/7/2024 9:53 AM Pg: 1 of 5

STATE OF ILLINOIS  
COOK COUNTY

IN THE CIRCUIT COURT OF COOK  
COUNTY

COOK COUNTY, ILLINOIS

Type or Print Complete Information

U.S. BANK TRUST NATIONAL  
ASSOCIATION, NOT IN ITS INDIVIDUAL  
CAPACITY BUT SOLELY AS TRUSTEE OF  
FIDELITY & GUARANTY LIFE  
MORTGAGE TRUST 2018-1

Plaintiff,

vs.

JSP DEVELOPMENT CORP.; JAE YOUNG  
NOH; UNKNOWN OWNERS AND NON-  
RECORD CLAIMANTS;

Defendants.

[Reserved for Recorder's Use Only]

CASE NO. 2024CH04142

Filed With The Court: 5-6-2024

## LIS PENDENS & NOTICE OF FORECLOSURE

I, the undersigned, do hereby certify that I caused the above entitled mortgage foreclosure action to be filed in the above referenced circuit court and that the property affected by said cause is described as follows:

SEE ATTACHED LEGAL DESCRIPTION

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P.I.N. 16-23-104-031-0000

- (i) The names 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: JSP DEVELOPMENT CORP.
- (iv) The legal description is set forth below.
- (v) The common address or location of the property is: 1246 S. Lawndale Ave. , Chicago, IL 60623
- (vi) Identification of the mortgage sought to be foreclosed
  - a) Mortgagors: JSP DEVELOPMENT CORP.
  - b) Mortgagee: FINANCE OF AMERICA COMMERCIAL LLC
  - c) Date of mortgage: June 25, 2021
  - d) Date and place of recording:  
July 28, 2021 in the office of the Recorder of Deeds or County Clerk
  - e) Document number: 2120901329 and scrivener's affidavit recorded as Document No. 2409324027

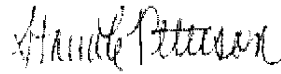
Recording document identification:

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: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF FIDELITY & GUARANTY LIFE MORTGAGE TRUST 2018-1
- (b) Said plaintiff claims a mortgage lien upon said real estate: 1246 S. Lawndale Ave. , Chicago, IL 60623
- (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:  
JSP DEVELOPMENT CORP.; JAE YOUNG NOH;  
UNKNOWN OWNERS AND NON-RECORD  
CLAIMANTS;

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- (e) The legal description of said real estate appears below.
- (f) The name and address of the person executing this notice appears below.
- (g) The name and address of the person who prepared this notice appears below.



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**One of its attorneys**  
**Diaz Anselmo & Associates, LLC**

Stacia E. Peterson  
Associate Attorney, ARDC #6319430  
Diaz Anselmo & Associates LLC

**Diaz Anselmo & Associates, LLC**  
**Attorneys for Plaintiff**  
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Attorney No. Cook 64727, DuPage 292191  
Service E-mail: [midwestpleadings@dallegal.com](mailto:midwestpleadings@dallegal.com)

Prepared by and Return to:  
Diaz Anselmo & Associates, LLC  
1771 West Diehl Road, Suite 120  
Naperville, IL 60563

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## EXHIBIT A

LOT 29 IN BLOCK 1 IN VANCE AND PHILLIPS BOULEVARD ADDITION IN THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 (EXCEPT THE NORTHEAST 1/4 THEREOF), IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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## CERTIFICATE OF SERVICE OF LIS PENDENS ON THE ILLINOIS DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATION

### AFFIDAVIT

State of Illinois )  
 ) SS  
County of Cook )

I, Sindy Oliphant, on oath do hereby depose and state that I electronically delivered the attached Lis Pendens to the Illinois Department of Financial and Professional Regulation at the Thompson Center, 100 W. Randolph Street, Chicago, IL 60601, on 5-6-2024.

Date: 5-6-2024

Signature: Sindy Oliphant

Name: Sindy Oliphant

Title: Legal Assistant

Company: Diaz Anselmo & Associates, LLC

### CERTIFICATION

Under penalties as provided by law pursuant to 735 ILCS 5/1-109, 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 verily believes the same to be true.

5-6-2024

Date: \_\_\_\_\_

Signature: Sindy Oliphant

Name: Sindy Oliphant

Title: Legal Assistant

Company: Diaz Anselmo & Associates, LLC