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CEDRIC GILES
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Date 5/9/2024 2:26 PM Pg: 1 of 3

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

U.S. BANK NATIONAL ASSOCIATION, AS
SUCCESSOR IN INTEREST TO BANK OF
AMERICA NATIONAL ASSOCIATION,
SUCCESSOR BY MERGER TO LASALLE BANK
NATIONAL ASSOCIATION, AS TRUSTEE FOR
C-BASS MORTGAGE LOAN ASSET-BACKED
CERTIFICATES, SERIES 2006-CB1

Plaintiff

v.

FELICITAS ACEVEDO; ISAAC ACEVEDO;
UNKNOWN OWNERS AND NON-RECORD
CLAIMANTS

Defendant

NO: 2024CH03967

Property Address:
1920 N Karlov Ave.
Chicago, IL 60629

NOTICE OF FORECLOSURE **LIS PENDENS**

I, the undersigned, do hereby certify that the above entitled cause was filed in the above Court on April 30, 2024, for Foreclosure and is now pending in said Court.

AND FURTHER SAYETH:

1. Names of Title Holders of Record:

Felicitas Acevedo, Married to Isaac Acevedo

2. The following Mortgage is sought to be foreclosed:

Mortgage dated October 18, 2005 and recorded November 25, 2005 as Document No. 0532933097, in Cook County Recorder of Deeds, by and between Felicitas Acevedo,

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Married to Isaac Acevedo, as mortgagor(s), and Mortgage Electronic Registration Systems, Inc., as mortgagee as nominee for Encore Credit Corp a California Corp., its successors and assigns as mortgagee, who assigned the mortgage to U.S. Bank National Association, as successor in interest to Bank of America National Association, successor by merger to LaSalle Bank National Association, as Trustee for C-BASS Mortgage Loan Asset-Backed Certificates, Series 2006-CB1.

3. Said Mortgage encumbers the following described property:

LOT 20 IN BLOCK 6 IN GARFIELD, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MEIRDIAN, IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS: 1920 N Karlov Ave., Chicago, IL 60639

Tax I.D. #: 13-34-405-030

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)
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Chicago, Illinois 60606
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Cook County Firm ID #: 43932
DuPage County Firm ID # 223623
Attorneys for Plaintiff's
ilpleadings@potestivolaw.com
Our File No.: 318789

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State of Michigan
County of Oakland

Atty File No. 318789

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

U.S. BANK NATIONAL ASSOCIATION, AS
SUCCESSOR IN INTEREST TO BANK OF AMERICA
NATIONAL ASSOCIATION, SUCCESSOR BY
MERGER TO LASALLE BANK NATIONAL
ASSOCIATION, AS TRUSTEE FOR C-BASS
MORTGAGE LOAN ASSET-BACKED CERTIFICATES,
SERIES 2006-CB1

Plaintiff,

v.

FELICITAS ACEVEDO; ISAAC ACEVEDO;
UNKNOWN OWNERS AND NON-RECORD
CLAIMANTS

Defendants

Case Number: 2024CH03967

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Chicago, IL 60639

**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 4/30/2024 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