

UNOFFICIAL COPY

Doc#: 2413429181 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 5/13/2024 2:26 PM Pg: 1 of 3

Space above reserved for electronic recording information
N&L No. 1889-432

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

GREENSPRING CAPITAL MANAGEMENT, LLC, NOT
IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS
ADMINISTRATOR OF RMH 2023-2 TRUST,

Plaintiff,

-vs-

UNKNOWN HEIRS AND LEGATEES OF JOSEPHINE
E. TRIANA (DECEASED); KAREN MARCHIO,
SHERRY MCGOVERN AND CHUCK TRIANA,
KNOWN HEIRS OF JOSEPHINE E. TRIANA
(DECEASED); FAIRFAX TOWNHOMES NO. II
CONDOMINIUM ASSOCIATION; UNKNOWN
OWNERS-TENANTS AND NON-RECORD
CLAIMANTS;

Defendant(s).

RESIDENTIAL REVERSE
MORTGAGE FORECLOSURE

Case No. 2024 CH 04401

Property Address:
16618 Fairfax Court
Tinley Park, IL 60477

LIS PENDENS AND NOTICE OF FORECLOSURE

NOONAN & LIEBERMAN, LTD, attorneys for the Plaintiff, do hereby state that the above-referenced foreclosure action was filed in the above referenced court on the 13TH DAY OF May 2024 and, pursuant to Section 15-1503 of the Illinois Mortgage Foreclosure Law, further state:

- (i) The name(s) of the title holder(s) of record: UNKNOWN HEIRS AND LEGATEES OF JOSEPHINE E. TRIANA (DECEASED); Property that is subject to the foreclosure proceeding:

LEGAL DESCRIPTION:

UNOFFICIAL COPY**LEGAL DESCRIPTION:**

PARCEL 1: UNIT NO. 16618 IN FAIRAX TOWNHOMES NO. II AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF LAND: LOTS 7,8,9,10,11,12, 13 AND 14 IN SANDIDGE COURT PHASE TWO BEING A SUBDIVISION OF PART OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP AND BYLAWS BY STANDARD BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 3, 1994 AND KNOWN AS TRUST NO. 14386 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 96597061 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL, (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

PARCEL 2: NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER ALL OF THE COMMON AREA, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM OWNERSHIP.

COMMONLY KNOWN AS: 16618 FAIRFAX COURT, TINLEY PARK, IL 60477

PROPERTY IDENTIFICATION NO: 28-19-420-017-1001

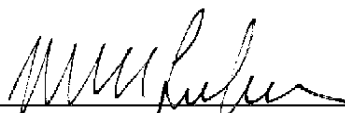
- (ii) Information concerning mortgage being foreclosed: Mortgage in the amount of \$387,000.00, including subsequent advances made under the mortgage, given by JOSEPHINE E. TRIANA, UNMARRIED, to FIRST REVERSE FINANCIAL SERVICES, dated JUNE 30, 2008, and recorded JULY 11, 2008, as 0819308372 in the Cook County, Illinois Office of the Recorder of Deeds.

**CERTIFICATE OF MAILING AND COMPLIANCE WITH PREDATORY LENDING
DATABASE SECTION OF RESIDENTIAL REAL PROPERTY DISCLOSURE ACT 77 ILCS
77/70(g)**

The undersigned attorney, under penalties as provided by law pursuant to Section 1-109 of the Illinois Code of Civil Procedure, certifies that he/she caused a copy of the attached Lis Pendens and Notice of Foreclosure to be mailed to the following addresses with proper postage prepaid:

- Illinois Department of Financial and Professional Regulation, Division of Banking, 100 W. Randolph Street, 9th Floor, Chicago, Illinois 60601 via email to VeritecOps@ILAPLD.com
- Village of Tinley Park, 16250 Oak Park Avenue, Tinley Park, IL 60477

Certified on this 13th day of May 2024 by:



 Mitchell A. Lieberman (6193234)

UNOFFICIAL COPY

Prepared by and return to:
Mitchell A. Lieberman (6193234)
Attorney for the Plaintiff
Noonan & Lieberman, Ltd.
33 N. LaSalle Street, Suite 1150
Chicago, IL 60602
Phone: 312-431-1455 ext.
Firm ID: 38245
Service by Email Accepted at:
intake@noonanandlieberman.com
mliberman@noonanandlieberman.com

Property of Cook County Clerk's Office