

UNOFFICIAL COPY

Doc#: 2414427096 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 5/23/2024 12:31 PM Pg: 1 of 4

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

DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE FOR HOME EQUITY
MORTGAGE LOAN ASSET-BACKED TRUST
SERIES INABS 2007-A, HOME EQUITY
MORTGAGE LOAN ASSET-BACKED
CERTIFICATES SERIES INABS 2007-A
PLAINTIFF,

-vs-

FREDERICK BURTON A/K/A FRED BURTON;
REBECCA MCCULLOCH-BURTON A/K/A
REBECCA BURTON A/K/A REBECCA
MCCULLOCH-BURTON; STATE OF ILLINOIS;
LVNV FUNDING, LLC; UNKNOWN OWNERS
AND NON-RECORD CLAIMANTS
DEFENDANTS

NO. 24 CH 4677

PROPERTY ADDRESS:
823 SOUTH LOMBARD AVENUE
OAK PARK, IL 60304

NOTICE OF FORECLOSURE
LIS PENDENS

I, the undersigned, do hereby certify that the above entitled action was caused to be filed in the above Court.

AND FURTHER SAYETH:

- Names of Title Holders of Record:
Rebecca McCulloch-Burton
- The following Mortgage is sought to be foreclosed:

UNOFFICIAL COPY

24-100841

Mortgage made by Frederick Burton and Rebecca McCulloch-Burton to Mortgage Electronic Registration Systems, Inc., acting solely as mortgagee, as nominee for Indymac Bank, F.S.B. and recorded March 8, 2007 as Document No. 0706757051, in the Cook County Recorder's Office, having a legal description and common address as follows:

THE SOUTH 8 1/3 FEET OF LOT 11, ALL OF LOT 12 IN MC BROOM'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 823 South Lombard Avenue, Oak Park, IL 60304

Permanent Index No.: 16-17-127-028-0000

3. Parties against whom foreclosure is sought:

Frederick Burton a/k/a Fred Burton; Rebecca McCulloch-Burton a/k/a Rebecca Burton a/k/a Rebecca McCulloch-Burton; State of Illinois; LVNV Funding, LLC; Unknown Owners and Non-Record Claimants

4. The following reformation is sought:

- a) The Quit Claim Deed recorded on August 6, 2009 as Document No. 0921848049 and its associated documents contain an inadvertent error in the Legal Description (defect(s) identified in bold)

THE SOUTH 8 1/3 FEET OF LOT 11, ALL OF LOT 13 IN MC BROOM'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, **TOWNSHIP 39 NORTH, RANGE 12**, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The accurate Legal Description on the Quit Claim Deed and its associated documents is (correction(s) identified in bold):

UNOFFICIAL COPY**24-100841**

THE SOUTH 8 1/3 FEET OF LOT 11, ALL OF LOT 12 IN MC BROOM'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST Series INABS 2007-A, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES Series INABS 2007-A

/s/ Amy A. Aronson 5/16/2024
One of Plaintiff's Attorneys

PREPARED BY:

Randal S. Berg (6277119)
Michael N. Burke (6291435)
Christopher A. Cieniawa (6187452)
Laura J. Anderson (6224385)
Thomas Belczak (6193705)
Mallory Snyderman (6306039)
Debra Miller (6205477)
Amy Aronson (6206512)

LOGS Legal Group LLP
Attorney for Plaintiff
2121 Waukegan Road, Suite 301
Bannockburn, IL 60015
(847) 291-1717
ILNOTICES@logs.com
Attorney No: 42168

MAIL TO:

Provest
1 East 22nd Street, Suite 120
Lombard, IL 60148

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. PLEASE BE ADVISED THAT IF YOUR PERSONAL LIABILITY FOR THIS DEBT HAS BEEN EXTINGUISHED BY A DISCHARGE IN BANKRUPTCY OR BY AN ORDER GRANTING IN REM RELIEF FROM STAY, THIS NOTICE IS PROVIDED SOLELY TO FORECLOSE THE MORTGAGE REMAINING ON YOUR PROPERTY AND IS NOT AN ATTEMPT TO COLLECT THE DISCHARGED PERSONAL OBLIGATION.

UNOFFICIAL COPY

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

DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE FOR HOME
EQUITY MORTGAGE LOAN ASSET-
BACKED TRUST SERIES INABS 2007-A,
HOME EQUITY MORTGAGE LOAN ASSET-
BACKED CERTIFICATES SERIES INABS
2007-A

NO. 24 CH 4677

CALENDAR NO: 56

PLAINTIFF,

-vs-

Frederick Burton a/k/a Fred Burton; Rebecca
McCulloch-Burton a/k/a Rebecca Burton a/k/a
Rebecca McCulloch-Burton; State of Illinois;
LVNV Funding, LLC; UNKNOWN OWNERS
AND NON-RECORD CLAIMANTS

PROPERTY ADDRESS:
823 SOUTH LOMBARD AVENUE
OAK PARK, IL 60304

DEFENDANTS

CERTIFICATE OF SERVICE

The undersigned, a non-attorney, states that he/she has emailed a copy of the Lis
Pendens attached hereto to the Illinois Department of Financial and Professional
Regulation, Division of Banking, at VeritecOps@ILAPLD.com on 05-22-2024

Certification Pursuant to 735 ILCS 5/1-109

Under penalties as provided by law pursuant to Section 1-109 of the Code of Civil
Procedure, 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/she verily believes the
same to be true.

Dated: 05-22-2024

/S/ Tiffany Brunner, Support Legal Assistant
A non-attorney

LOGS Legal Group LLP
Attorney for Plaintiff
2121 Waukegan Road, Suite 301
Bannockburn, IL 60015
(847) 291-1717
ILNOTICES@logs.com
Attorney No: 42168