

# UNOFFICIAL COPY

## LIS PENDENS NOTICE

Doc#: 2415120061 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 5/30/2024 9:24 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

SPECIALIZED LOAN SERVICING LLC

Plaintiff,

vs.

RUSSELL W. SELLINGER; UNKNOWN  
OWNERS AND NON-RECORD  
CLAIMANTS;

Defendants.

[Reserved for Recorder's Use Only]

CASE NO. 2024CH04895

Filed With The Court: 5/24/2024

### 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

P.I.N. 07-17-315-012-0000

- (i) The names of all plaintiffs, defendants and the case number are set forth above.

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- (ii) The court in which the action was brought is set forth above.
- (iii) The names of the title holders of record are: RUSSELL W. SELLINGER
- (iv) The legal description is set forth below.
- (v) The common address or location of the property is: 629 Cutters Mill Lane , Schaumburg, IL 60194
- (vi) Identification of the mortgage sought to be foreclosed
  - a) Mortgagors: RUSSELL W. SELLINGER
  - b) Mortgagee: Mortgage Electronic Registration Systems, Inc. as mortgagee, as nominee for PLAZA HOME MORTGAGE, INC.
  - c) Date of mortgage: October 7, 2011
  - d) Date and place of recording:  
October 27, 2011 in the office of the Recorder of Deeds or County Clerk
  - e) Document number: 1130022102

## 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: SPECIALIZED LOAN SERVICING LLC
- (b) Said plaintiff claims a mortgage lien upon said real estate: 629 Cutters Mill Lane , Schaumburg, IL 60194
- (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:  
RUSSELL W. SELLINGER; 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.

Sean Jordan  
/s/Sean Jordan ARDC #6307449 5/23/2024  
One of its attorneys  
Diaz Anselmo & Associates, LLC

Diaz Anselmo & Associates, LLC  
Attorneys for Plaintiff  
1771 West Diehl Road, Suite 120  
Naperville, IL 60563  
Telephone: (630) 453-6960  
Facsimile: (630) 428-4620  
Attorney No. Cook 64727, DuPage 293191  
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 45 IN CUTTER'S MILL UNIT ONE, BEING A SUBDIVISION OF PART OF SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 5, 1984 AS DOCUMENT NUMBER 27242102 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, Heidi Arnold, 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

Date: 5/29/2024  
 Signature: Heidi Arnold  
 Name: Heidi Arnold  
 Title: Foreclosure Specialist  
 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.

Date: 5/29/2024  
 Signature: Heidi Arnold  
 Name: Heidi Arnold  
 Title: Foreclosure Specialist  
 Company: Diaz Anselmo & Associates LLC