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LIS PENDENS/
NOTICE OF FORECLOSURE

Doc#: 2422514106 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 8/12/2024 10:02 AM Pg: 1 of 4

PREPARED BY & RETURN TO:
The Wirbicki Law Group LLC
33 W. Monroe St., Suite 1540
Chicago, IL 60603
Phone: 312-360-9455

**"THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION
OBTAINED WILL BE USED FOR THAT PURPOSE"**

**W24-0167
42463**

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

Wilmington Savings Fund Society, FSB, Not In Its
Individual Capacity But Solely as Trustee of Residential
Investment Trust IV;
Plaintiff,

Case No. 2024CH07445

vs.

2632 Ridgeland Avenue, Berwyn, IL
60402

JBV Acquisitions LLC; Fathi Said; Unknown Owners and
Non Record Claimants;
Defendants.

NOTICE OF FORECLOSURE

I, the undersigned, do hereby certify that the above entitled cause was filed in the above Court on the
8th day of August, 2024, for Foreclosure of a Mortgage and that the property affected
by said cause is described as follows:

THE NORTH 31.42 FEET OF THE SOUTH 64.16 FEET OF THE EAST 1/2 OF LOT
11 IN HERBERT N. ROSES SUBDIVISION OF THE EAST 1/2 OF THE
SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 13, EAST OF
THE THIRD PRINCIPAL MERIDIAN, (EXCEPT OF THE SOUTH 800.5 FEET
THEREOF) IN COOK COUNTY, ILLINOIS.

C/K/A: 2632 Ridgeland Avenue, Berwyn, IL 60402
PIN: 16-30-405-027-0000

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The subject mortgage has been recorded/registered as:

Date of Mortgage: August 2, 2022

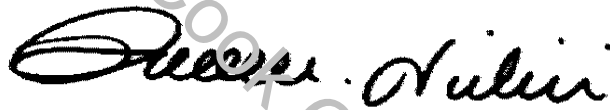
Date and place of recording: August 22, 2022 / Cook County Recorder of Deeds

Document No: 2223420366

Amount of Mortgage: 6288,750.00

Name of present owners of the real estate: JBV Acquisitions LLC

SIGNATURE:



Russell C. Wirbicki (6186310)
Attorney of Record

Russell C. Wirbicki (6186310)
Christopher J. Irk (6300084)
Cory J. Harris (6319221)
Tracey M. Coons (6311050)
The Wirbicki Law Group LLC
Attorney for Plaintiff
33 W. Monroe St., Suite 1540
Chicago, IL 60603
Phone: 312-360-9455
Atty. No. 42463
W24-0167
pleadings.il@wirbickilaw.com

Property of Cook County Clerk's Office

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JBV Acquisitions LLC; Fathi Said; Unknown Owners and
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Defendants.

Case No. 2024CH07445

2632 Ridgeland Avenue, Berwyn, IL
60402

NOTICE OF FILING LIS PENDENS

TO: Illinois Department of Financial and Professional Regulation
Division of Banking
100 W. Randolph St., 9th Floor
Chicago, Illinois 60601

PLEASE TAKE NOTICE THAT on or about the 3th day of August, 2024, the
undersigned recorded a Lis Pendens with the Cook County Recorder of Deeds.

PIN: 16-30-405-027-0000

COMMON ADDRESS: 2632 Ridgeland Avenue, Berwyn, IL 60402

/s/Russell C. Wirbicki
Attorney for Plaintiff

Russell C. Wirbicki (6186310)
Christopher J. Irk (6300084)
Cory J. Harris (6319221)
Tracey M. Coons (6311050)
The Wirbicki Law Group LLC
Attorney for Plaintiff
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Phone: 312-360-9455
Atty. No. 42463
W24-0167
pleadings.il@wirbickilaw.com

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CERTIFICATE OF SERVICE

I, the undersigned, being first on oath duly sworn, deposes and states that a true copy of the above and foregoing **Notice of Filing** was:

- personally delivered mailed by depositing said documents in the U.S. Mail at
33 W. Monroe St., Suite 1540, Chicago, IL 60603,
postage prepaid
- E-mailed to the Illinois
Department of Financial and
Professional Regulation

To the above-named address as shown above on the 9th day of August, 2024 in accordance with HB4050 Illinois Predatory Lending Database Pilot Program.

/s/Russell C. Wirbicki

Property of Cook County Clerk's Office