

# UNOFFICIAL COPY

LIS PENDENS/  
NOTICE OF FORECLOSURE

Doc#: 2422920121 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 8/16/2024 9:51 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"

W24-0162  
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. 2024CH07588

vs.

1291 Phoenix Drive, Des Plaines, IL  
60018

JBV Acquisitions LLC; Fathi Said; Village of South  
Holland; 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  
13th day of August, 2024, for Foreclosure of a Mortgage and that the property affected  
by said cause is described as follows:

LOT 34 IN ZEMON'S CAPITOL HILL SUBDIVISION, UNIT NO. 2, BEING A  
SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST  
QUARTER TOGETHER WITH PART OF THE SOUTHWEST QUARTER OF THE  
NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 11,  
EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT  
THEREOF RECORDED APRIL 27, 1961 AS DOCUMENT NUMBER 18147179, IN  
COOK COUNTY, ILLINOIS.

C/K/A: 1291 Phoenix Drive, Des Plaines, IL 60018  
PIN: 08-24-409-044-0000

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The subject mortgage has been recorded/registered as:

Date of Mortgage: August 1, 2022

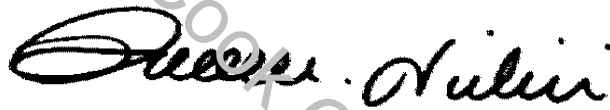
Date and place of recording: August 22, 2022 / Cook County Recorder of Deeds

Document No: 2223407115

Amount of Mortgage: \$322,500.00

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  
W24-0162  
pleadings.il@wirbickilaw.com

Property of Cook County Clerk's Office

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Defendants.

Case No. 2024CH07588

1291 Phoenix Drive, Des Plaines, IL  
60018

**NOTICE OF FILING LIS PENDENS**

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

PLEASE TAKE NOTICE THAT on or about the 15<sup>th</sup> day of August, 2024, the undersigned recorded a Lis Pendens with the Cook County Recorder of Deeds.

PIN: 08-24-409-044-0000

COMMON ADDRESS: 1291 Phoenix Drive, Des Plaines, IL 60018

/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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Chicago, IL 60603  
Phone: 312-360-9455  
Atty. No. 42463  
W24-0162  
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 15th 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