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CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 8/22/2024 10:21 AM Pg: 1 of 3

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

FEDERAL HOME LOAN MORTGAGE CORPORATION
AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE
MAC SEASONED LOANS STRUCTURED
TRANSACTION TRUST, SERIES 2023-1

PLAINTIFF,

CASE NO.: 2024CH07659

v.

PROPERTY ADDRESS:
12700 S WOLF RD
PALOS PARK, IL 60464

KHALIL ISMAIL; RANIYA ISMAIL; 12700 WOLF
PROPERTY LLC; BUSEY BANK; ILLINOIS
DEPARTMENT OF REVENUE; UNITED STATES OF
AMERICA ACTING BY AND THROUGH ITS AGENCY
THE INTERNAL REVENUE; UNKNOWN OWNERS
AND NON-RECORD CLAIMANTS;

DEFENDANTS.

NOTICE OF FORECLOSURE
LIS PENDENS

I, the undersigned, hereby certify that on August 14, 2024 the above captioned mortgage foreclosure action was commenced in the above stated court and that action is pending. I further state as follows:

1. Name of Title Holders of Record:

12700 WOLF PROPERTY LLC

2. The following Mortgage is sought to be foreclosed:

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Mortgage, dated December 27, 2018 and recorded on December 31, 2018 as Document No. 1836506110, in the Cook County Recorder's Office by and between KHALIL ISMAIL AND RANIYA ISMAIL, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS MORTGAGEE, AS NOMINEE FOR UNITED WHOLESALE MORTGAGE

3. Said Mortgage encumbers the following real estate:

Legal Description

THAT PART OF THE NORTH 30 ACRES OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31 WHICH IS 200.00 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 31, THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION 31, A DISTANCE OF 650.0 FEET TO A POINT, THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 31 A DISTANCE OF 334.83 FEET TO A POINT, THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE A DISTANCE OF 169.69 FEET MORE OR LESS TO A POINT THAT IS 329.0 FEET NORTH OF THE SOUTH LINE OF THE SAID NORTH 30 ACRES OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 31 AND THAT IS 506.0 FEET WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 31, AFORESAID, THENCE EAST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF THE SAID NORTH 30 ACRES A DISTANCE OF 506.0 FEET TO A POINT IN THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 31, AFORESAID, THENCE NORTH ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 31 A DISTANCE OF 458.11 FEET MORE OR LESS TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Common Address: 12700 S WOLF RD, PALOS PARK, IL 60464

Tax ID: 23-31-202-019-0000

Prepared By and Return To:

Robertson Anschutz Schneid Crane & Partners, PLLC

Firm ID: 65582

205 N. Michigan Avenue Suite 810, Chicago, Illinois 60601

Phone: (561) 241-6901

E-mail: ILmail@raslg.com

File: 24-225077

By: /s/ Brian Merfeld

8/21/2024 | ARDC No.
6280615

THIS COMMUNICATION IS FROM A DEBT COLLECTOR.

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IN THE CIRCUIT COURT FOR THE COOK JUDICIAL CIRCUIT
COOK COUNTY, ILLINOIS

FEDERAL HOME LOAN MORTGAGE
CORPORATION AS TRUSTEE FOR THE
BENEFIT OF THE FREDDIE MAC
SEASONED LOANS STRUCTURED
TRANSACTION TRUST, SERIES 2023-1

PLAINTIFF,

v.

KHALIL ISMAIL, FANIYA ISMAIL; 12700
WOLF PROPERTY LLC; UNKNOWN
OWNERS AND NON-RECORD
CLAIMANTS;

DEFENDANTS.

CASE NO.: 2024CH07659

PROPERTY ADDRESS:
12700 S WOLF RD
PALOS PARK, IL 60464

CERTIFICATE OF SERVICE PURSUANT TO THE PREDATORY LENDING DATABASE ACT

Please take notice that a copy of the Notice of Foreclosure, pursuant to 735 ILCS 5/15-1503, was electronically filed with the Illinois Department of Financial and Professional Regulation Division of Banking.

PROOF OF SERVICE

I, the undersigned, hereby certify under penalties as provided by law pursuant to Section 1-109 of the Code of Civil Procedure, that I caused a copy of the Notice of Foreclosure to be sent via e-mail to the Illinois Department of Financial and Professional Regulation Division of Banking at VeritecOps@ILAPLD.com on 8/21/2024.

Robertson Anschutz Schneid Crane & Partners, PLLC
205 N. Michigan Suite 810
Chicago, IL 60601
Phone: (561) 241-6901
E-mail: ILmail@raslg.com
File: 24-225077

Respectfully Submitted,

By: /s/ Brian Merfeld

8/21/2024 | ARDC No. 6280615

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