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RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/30/2014 02:39 PM Pg: 1 of 3

Above space for Recorder's User Only

Cook County #21762

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

Wells Fargo Bank, N.A.

PLAINTIFF

No. 14 CH 012061

Vs.

Ian S. Duell; Alicia C. Duell; Unknown Owners and
Nonrecord Claimants

DEFENDANTS

3507 Oak Avenue
Brookfield, IL 60513

LIS PENDENS AND NOTICE OF FORECLOSURE

I, the undersigned, do hereby certify that the above-entitled cause was filed in the above Court for Foreclosure and is now pending in said Court and that the property affected by said cause is described as follows:

- (i) The names of all Plaintiffs, Defendants and case number are set forth above.
- (ii) The court in which the action was brought is set forth above.
- (iii) The names of the title holders of record are as follows:
Ian S. Duell
Alicia C. Duell
- (iv) The legal description is:



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LOT 44 AND THE SOUTH 1/2 OF LOT 45 IN BLOCK 5 IN GROSSDALE, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TAX PARCEL NUMBER: 15-34-402-003

(v) The common address or location of the property is:

3507 Oak Avenue
Brookfield, IL 60513

(vi) Identification of the mortgage sought to be foreclosed:

a) Mortgagors:

Ian S. Duell
Alicia C. Duell

b) Mortgagee:

Wells Fargo Bank, N.A.

c) Date of mortgage: 12/21/2007

d) Date and place of recording:

1/18/2008

Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 0801605070

SIGNATURE: _____

Attorney of Record

Megan R. Butler

ARDC # 6311014

THIS DOCUMENT WAS PREPARED BY/MAIL TO: BOX 70

CODILIS & ASSOCIATES, P.C.

Attorneys for Plaintiff

15W030 North Frontage Road, Suite 100

Burr Ridge, IL 60527

(630) 794-5300

14-14-14125

NOTE: This law firm is deemed to be a debt collector.

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3507 Oak Avenue
Brookfield, IL 60513

NOTICE OF FILING PURSUANT TO PREDATORY LENDING DATABASE ACT

TO: Illinois Department of Financial and Professional Regulation
Division of Banking
100 W. Randolph, 9th Floor, Chicago, IL 60603
Attn: Anti Predatory Lending Database (APLD)

PLEASE TAKE NOTICE that a copy of the attached Lis Pendens was filed with the Illinois Department of Financial and Professional Regulation Division of Banking.

Codilis & Associates, P.C.

By: 

Megan R. Butler
ARDC # 6311014

Codilis & Associates, P.C.
Attorney for Plaintiff
15W030 North Frontage Road, Suite 100
Burr Ridge, IL 60527
Attorney Number: #21762
Cook #21762
14-14-14125

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PROOF OF SERVICE

I, the undersigned, a non-attorney, certify that a copy of this notice was served by electronic transmission on July 28, 2014.

By: 

Pro-Vest LLC