

# UNOFFICIAL COPY



Doc# 1629416089 Fee \$42.00

RHSP FEE:\$9.00RPRF FEE \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/20/2016 12:48 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

Ditech Financial, LLC

PLAINTIFF

Vs.

Denise Reynolds; Eileen Reynolds; Unknown Heirs and  
Legatees of Larry Reynolds; Unknown Heirs and  
Legatees of Mary L. Reynolds; CitiBank, N.A.; Unknown  
Owners and Nonrecord Claimants

DEFENDANTS

No. 16 CH 013482

4929 N. Fairfield Avenue  
Chicago, IL 60625

## 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:

Denise Reynolds

Eileen Reynolds

Unknown Heirs and Legatees of Larry Reynolds

Unknown Heirs and Legatees of Mary L. Reynolds

(iv) The legal description is:



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PARCEL 1: THE NORTH 40 FEET OF THE SOUTH 300 FEET OF LOT 16 IN BLOCK 3 IN THE SUBDIVISION OF LOTS 47, 48, 53 AND 54 IN SHACKFORD'S SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE NORTH 40 FEET OF THE SOUTH 300 FEET OF THE EAST HALF OF LOT 1 IN NIXON AND PRASSAS' SECOND ADDITION TO NEW RAVENSWOOD PARK, BEING A SUBDIVISION OF LOT 59 AND 60 (EXCEPT THE WEST 169 FEET THEREOF) IN SAM SHACKFORD'S SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN.

**TAX PARCEL NUMBER:** 13-12-412-028 and 13-12-412-037

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

4929 N. Fairfield Avenue  
Chicago, IL 60625

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

a) Mortgagors:

Mary L. Reynolds executed the mortgage, however this individual is deceased and is not named as a defendant in this lawsuit

b) Mortgagee:

Mortgage Electronic Registration Systems, Inc. as Nominee for CitiMortgage, Inc.

c) Date of mortgage: 8/28/2006

d) Date and place of recording:

9/14/2006

Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 0625713022

SIGNATURE: \_\_\_\_\_

Stephanie N. Mulcahy  
Attorney of Record

Stephanie N. Mulcahy  
ARDC # 6313556

**THIS DOCUMENT WAS PREPARED BY/MAIL TO: BOX 70**

Codilis & Associates, P.C.

15W030 North Frontage Road, Suite 100

Burr Ridge, IL 60527

(630) 794-5300

pleadings@il.cslegal.com

Cook #21762

14-16-11023 / NOTE: **This law firm is a debt collector.**

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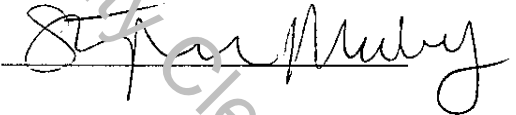
4929 N. Fairfield Avenue  
Chicago, IL 60625

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: 

Codilis & Associates, P.C.  
15W030 North Frontage Road, Suite 100  
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Cook #21762  
14-16-11023

**Stephanie N. Mulcahy**  
**ARDC # 6313556**

**NOTE: This law firm is a debt collector.**

**PROOF OF SERVICE**

I, the undersigned, a non-attorney, certify that a copy of this notice was served by electronic  
transmission on October 14, 2016.

By: 