

# UNOFFICIAL COPY

Doc#: 1827419027 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/01/2018 09:03 AM Pg: 1 of 3

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**Above space for Recorder's User Only**

Cook County #21762

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

Bank of New York Mellon Trust Company, N.A. as  
Trustee for Mortgage Assets Management Series I Trust  
PLAINTIFF

No. 2018CH12138

Vs.

The Kirby Denson Family Trust u/t/a dated 9/10/13;  
Unknown Successor Trustee of the Kirby Denson Family  
Trust u/t/a dated 9/10/13; United States of America -  
Department of Housing and Urban Development;  
Unknown Owners and Nonrecord Claimants  
DEFENDANTS

11354 S. Union Avenue  
Chicago, IL 60628

## 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:  
The Kirby Denson Family Trust u/t/a dated 9/10/13  
Unknown Successor Trustee of the Kirby Denson Family Trust u/t/a dated 9/10/13



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(iv) The legal description is:

LOT 16 (EXCEPT THE NORTH 5 FEET) AND ALL OF LOT 17 IN BLOCK 23 IN THE THIRD ADDITION TO SHELDON HEIGHTS, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**TAX PARCEL NUMBER:** 25-21-117-030-0000  
25-21-117-031-0000

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

11354 S. Union Avenue  
Chicago, IL 60628

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

a) Mortgagors:

Gloria Denson executed the mortgage, however this individual is deceased and is not named as a defendant in this lawsuit

Kirby Denson executed the mortgage, however this individual is deceased and is not named as a defendant in this lawsuit

b) Mortgagee:

SGB Corporation dba West America Mortgage Company

c) Date of mortgage: 5/9/2008

d) Date and place of recording:

5/21/2008

Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 0814257067

Matthew A. Naglewski

ARDC # 6322722

SIGNATURE: 

Attorney of Record

**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

14-18-08435

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

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No. 2018CH12138

11354 S. Union Avenue  
Chicago, IL 60628

### 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: 

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**Matthew A. Naglewski**  
ARDC # 6322722

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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 September 28, 2018.

By: 