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Doc#: 2005908520 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 02/28/2020 11:29 AM 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

American Advisors Group

PLAINTIFF

Vs.

Becky A. Nelson; United States of America - Department
of Housing and Urban Development; Unknown Heirs and
Legatees of Barbara Nelson; Unknown Owners and
Nonrecord Claimants

DEFENDANTS

No. 2020CH02282

3640 W 84th Place
Chicago, IL 60652

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:
Becky A. Nelson
Unknown Heirs and Legatees of Barbara Nelson
- (iv) The legal description is:



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LOT 30 AND THE WEST QUARTER OF LOT 31 IN BLOCK 5 IN CLARK AND MARSTON'S SECOND ADDITION TO CLARKDALE, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER SECTION 35 NORTH, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TAX PARCEL NUMBER: 19-35-314-072-0000

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

3640 W 84th Place
Chicago, IL 60652

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

a) Mortgagors:

Barbara Nelson 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 mortgagee, as nominee for American Advisors Group

c) Date of mortgage: 4/15/2017

d) Date and place of recording:

4/24/2017

Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 1711408050

SIGNATURE: _____



Matthew A. Naglewski

ARDC # 6322722

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
14-20-01296

NOTE: This law firm is a debt collector.

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Chicago, IL 60652

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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15W030 North Frontage Road, Suite 100
Burr Ridge, IL 60527
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Cook #21762
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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 February 27, 2020.

By: _____