

# UNOFFICIAL COPY

Doc#: 2122928194 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/17/2021 11:10 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

Arvest Central Mortgage Company  
PLAINTIFF

Vs.

Jennifer Hegener; John Hegener; B4V, LLC; BMO Harris  
Bank National Association; United States of America;  
Unknown Owners and Nonrecord Claimants  
DEFENDANTS

No. 2021CH03942

5727 W Wilson Ave  
Chicago, IL 60630

## 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:  
Jennifer Hegener  
John Hegener
- (iv) The legal description is:

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THE WEST 1/2 OF THE WEST 1/2 OF LOT 6 IN ROBERT'S WINDSOR AVENUE  
SUBDIVISION BEING A SUBDIVISION OF THE NORTH 1/2 (EXCEPT THE SOUTH 66  
FEET) OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 40  
NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,  
ILLINOIS

**TAX PARCEL NUMBER:** 13-17-221-009-0000

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

5727 W Wilson Ave  
Chicago, IL 60630

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

a) Mortgagors:

Jennifer Hegener  
John Hegener

b) Mortgagee:

Mortgage Electronic Registration Systems, Inc. as Nominee for MBD Financial Mortgage  
Corporation

c) Date of mortgage: 11/16/2004

d) Date and place of recording:

1/11/2005

Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 0501102332

SIGNATURE: /s/ Lisa Collins

ARDC No. 6303084

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

14-20-02947

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

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### 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: /s/ Lisa Collins  
6303084

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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 August 12, 2021.

By: Amanda Ngo