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Doc#. 2124228060 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/30/2021 09:56 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.

No. 2021CH04255

Marcelia Thomas; Unknown Heirs and Legatees of Otis
Thomas; United States of America - Secretary of Housing
and Urban Development; C & N Construction, Inc.;

4845 W. Polk Street
Chicago, IL 60644

Unknown Owners and Nonrecord Claimants
DEFENDANTS

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:
Marcelia Thomas
Unknown Heirs and Legatees of Otis Thomas
- (iv) The legal description is:

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LOT 37 IN HOPSON'S SUBDIVISION OF LOTS 163, 164 AND 169 IN THE SCHOOL TRUSTEE'S SUBDIVISION IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TAX PARCEL NUMBER: 16-16-409-022-0000

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

4845 W. Polk Street
Chicago, IL 60644

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

a) Mortgagors:

Otis Thomas 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: 9/30/2014

d) Date and place of recording:

10/15/2014

Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 1428846062

SIGNATURE: /s/ Matthew Naglewski

ARDC No. 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

14-21-02837

NOTE: This law firm is a debt collector.

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Marcelia Thomas; Unknown Heirs and Legatees of Otis
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No. 2021CH04255

4845 W. Polk Street
Chicago, IL 60644

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/ Matthew Naglewski
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 August 26, 2021.

By: Amanda Ngo