

# UNOFFICIAL COPY

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Karen A. Yarbrough  
Cook County Clerk  
Date: 01/26/2022 11:31 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**

Nationstar Mortgage LLC d/b/a Mr. Cooper  
PLAINTIFF

Vs.

Mahiba A. Batrez; Manuel Batrez; United States of  
America - Secretary of Housing and Urban Development,  
State of Illinois - Department of Revenue; Unknown  
Owners and Nonrecord Claimants  
DEFENDANTS

No. 2022CH00470

1715 N Latrobe Ave  
Chicago, IL 60639

## **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:  
Mahiba A. Batrez  
Manuel Batrez
- (iv) The legal description is:

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LOT 25 IN BLOCK 1 IN ULLMAN'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE WEST 1/3 OF THE SOUTH 20 ACRES OF THE WEST 26.60 CHAINS OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

**TAX PARCEL NUMBER:** 13-33-318-016-0000

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

1715 N Latrobe Ave  
Chicago, IL 60639

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

a) Mortgagors:

Mahiba A. Batrez  
Manuel Batrez

b) Mortgagee:

Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Bank of America, N.A.

c) Date of mortgage: 4/24/2012

d) Date and place of recording:

4/30/2012

Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 1212116056

SIGNATURE: /s/ James J Bernhard

ARDC No. 6255630

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  
14-22-00300

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

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No. 2022CH00470

1715 N Latrobe Ave  
Chicago, IL 60639

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/ James J Bernhard  
6255630

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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 January 21, 2022.

By: Karen Thomas