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Doc#. 2202755151 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/27/2022 02:11 PM 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

Truist Bank f/k/a Branch Bank

PLAINTIFF

Vs.

No. 2022CH00515

Joel P. Sanchez; Ava V. Sanchez; United States of
America - Secretary of Housing and Urban Development,
LVNV Funding LLC; Unknown Owners and Nonrecord
Claimants

7820 Nagle Ave
Burbank, IL 60459

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:
Joel P. Sanchez
Ava V. Sanchez
- (iv) The legal description is:

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LOT 2 IN MCELROYS RESUBDIVISION OF LOTS 7 TO 10 IN BLOCK 19 IN FREDERICK H. BRATLETT'S FIRST ADDITION TO GREATER 79TH STREET, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, ALSO THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

TAX PARCEL NUMBER: 19-30-409-041-0000

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

7820 Nagle Ave
Burbank, IL 60459

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

a) Mortgagors:

Joel P. Sanchez
Ava V. Sanchez

b) Mortgagee:

Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Inland Home Mortgage Company, LLC

c) Date of mortgage: 10/28/2010

d) Date and place of recording:

11/23/2010
Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 1032726020

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

14-22-00514

NOTE: This law firm is a debt collector.

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No. 2022CH00515

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Burbank, IL 60459

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 24, 2022.

By: Karen Thomas