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Doc#. 2203912096 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/08/2022 07:23 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**

Wilmington Savings Fund Society, FSB, not individually
but solely as trustee for Finance of America Structured
Securities Acquisition Trust 2019-HB1

PLAINTIFF

Vs.

Joanne Gilder; United States of America - Secretary of
Housing and Urban Development; State of Illinois -
Department of Revenue; Unknown Owners and
Nonrecord Claimants

DEFENDANTS

No. 2022CH01009

9314 S Perry Avenue
Chicago, IL 60620

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:
Joanne Gilder
- (iv) The legal description is:

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THE SOUTH 30 FEET OF THE NORTH 60 FEET OF LOT 2 IN BLOCK 5 IN F.H. BARTLETT'S WENTWORTH AVENUE AND 95TH STREET SUBDIVISION, A SUBDIVISION IN THE SOUTH EAST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TAX PARCEL NUMBER: 25-04-409-038-0000

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

9314 S Perry Avenue
Chicago, IL 60620

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

a) Mortgagors:
Joanne Gilder

b) Mortgagee:
Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Urban Financial Group Inc.

c) Date of mortgage: 5/2/2011

d) Date and place of recording:
6/13/2011
Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 1116419012

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
14-22-00114

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/ James J Bernard
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 February 7, 2022.

By: Karen Thomas