

# UNOFFICIAL COPY



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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/21/2022 09:50 AM PG: 1 OF 4

Above space for Recorder's User Only

Cook County #21762

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
COUNTY DEPARTMENT - CHANCERY DIVISION

The Bank of New York Mellon f/k/a The Bank of New  
York, as Trustee for the Certificateholders of the  
CWABS, Inc., Asset-Backed Certificates, Series 2004-6  
PLAINTIFF

No. 2022CH01901

Vs.

15832 South Francisco Ave  
Markham, IL 60426

James Bibbs; Lucy Bibbs; State of Illinois - Department  
of Revenue; 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:  
James Bibbs  
Lucy Bibbs

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(iv) The legal description is:

LOTS 10 TO 15 AND LOTS 26 TO 31 ALL INCLUSIVE IN BLOCK 12 IN CROISSANT PARK MARKHAM 8TH ADDITION, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS.

**TAX PARCEL NUMBER:** 28-13-329-043-0000

(28-13-329-010, 28-13-329-011; 28-13-329-012; 28-13-329-013; 28-13-329-014 underlying PINS)

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

15832 South Francisco Ave  
Markham, IL 60426

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

a) Mortgagors:

James Bibbs  
Lucy Bibbs

b) Mortgagee:

Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for America's Wholesale Lender

c) Date of mortgage: 5/18/2004

d) Date and place of recording:

7/15/2004

Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 0419727118

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SIGNATURE: /s/ Robb Rappe  
ARDC No. 6201817  
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.eslegal.com  
Cook #21762  
14-22-00960

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

Property of Cook County Clerk's Office

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DEFENDANTS

No. 2022CH01901

15832 South Francisco Ave  
Markham, IL 60426

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/ Robb Kappe  
6201817

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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 March 9, 2022.

By: Karen Thomas