

# UNOFFICIAL COPY

Doc#. 2228441141 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/11/2022 11:32 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

Wilmington Savings Fund Society, FSI, not in its  
individual capacity but solely as Owner Trustee for  
Cascade Funding Mortgage Trust HB5

PLAINTIFF

Vs.

Ralph Marrera; United States of America - Secretary of  
Housing and Urban Development; Estate of Philip  
Marrera; Alberta Marrera; Unknown Owners and  
Nonrecord Claimants

DEFENDANTS

No. 2022CH09935

34 Washington Ave  
La Grange, IL 60525

## 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:  
Ralph Marrera
- (iv) The legal description is:

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LOTS 12 AND 13 IN BLOCK 4 IN BROWN'S ADDITION TO LAGRANGE, A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF SOUTH CHICAGO BURLINGTON AND QUINCY RAILROAD AND EAST OF BLUFF AVE IN COOK COUNTY, ILLINOIS.

**TAX PARCEL NUMBER:** 18-04-222-032-0000

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

34 Washington Ave  
La Grange, IL 60525

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

a) Mortgagors:

Ralph Marrera

b) Mortgagee:

Financial Freedom Senior Funding Corporation, a Subsidiary of IndyMac Bank, F.S.B.

c) Date of mortgage: 7/31/2008

d) Date and place of recording:

9/4/2008

Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 0824822019

SIGNATURE: /s/ James J Bernhard

ARDC No. 6255630

October 10, 2022

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

14-22-05921 / 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 October 10, 2022.

By: Adamary L. Chavez