

# UNOFFICIAL COPY

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Karen A. Yarbrough  
Cook County Clerk  
Date: 10/13/2022 01:39 PM 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

Mortgage Research Center, LLC d/b/a Veterans United  
Home Loans, a Missouri Limited Liability Corporation  
PLAINTIFF

Vs.

Andre Sims; Unknown Owners and Nonrecord Claimants  
DEFENDANTS

No. 2022CH10121

1368 Balmoral Ave  
Calumet City, IL 60409

## **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:  
Andre Sims
- (iv) The legal description is:

LOT 30 IN GOLD COAST MANOR UNIT NUMBER 3, BEING A SUBDIVISION OF PART OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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**TAX PARCEL NUMBER:** 30-19-219-044-0000

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

1368 Balmoral Ave  
Calumet City, IL 60409

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

a) Mortgagors:  
Andre Sims

b) Mortgagee:  
Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Mortgage Research Center, LLC d/b/a Veterans United Home Loans

c) Date of mortgage: 12/16/2020

d) Date and place of recording:  
3/16/2021  
Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 2107533007

SIGNATURE: /s/ Matthew Naglewski  
ARDC No. 6322722  
October 13, 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  
14-22-06724

**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/ Matthew Naglewski  
6322722

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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 13, 2022.

By: Adamary L. Chavez