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Doc#. 2302045170 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/20/2023 02:06 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

Wells Fargo Bank, N.A.

PLAINTIFF

Vs.

James Clemons; Unknown Owners and Nonrecord
Claimants

DEFENDANTS

No. 2023CH00481

7112 S University Avenue
Chicago, IL 60619

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 Clemons
- (iv) The legal description is:

THE SOUTH 12 1/2 FEET OF LOT 5 AND ALL OF LOT 6 IN BLOCK 2 IN CORNELL, BEING A SUBDIVISION OF THE WEST 1/2 OF SECTION 26 AND THE SOUTHEAST 1/4 OF SECTION 26 (WITH THE EXCEPTION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF

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SAID SOUTHEAST 1/4) THE NORTH 1/2 OF THE NORTHWEST 1/4, THE SOUTH 1/2 OF THE NORTHWEST 1/4 LYING WEST OF THE ILLINOIS CENTRAL RAILROAD AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TAX PARCEL NUMBER: 20-26-105-019-0000

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

7112 S University Avenue
Chicago, IL 60619

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

a) Mortgagors:
James Clemons

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

c) Date of mortgage: 4/10/2009

d) Date and place of recording:
7/21/2009
Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 0920250019

SIGNATURE: /s/ James J Bernhard
ARDC No. 6255630
January 19, 2023
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
14-23-00199

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 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 19, 2023.

By: Adamary L. Chavez