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Karen A. Yarbrough
Cook County Clerk
Date: 02/08/2023 01:52 PM 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

Self Help Ventures Fund

PLAINTIFF

Vs.

No. 2023CH01202

Jerry Benson; Burnham Woods Condominium
Association; Unknown Owners and Nonrecord Claimants
DEFENDANTS

1029 S Burnham #102
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:
Jerry Benson
- (iv) The legal description is:

PARCEL ONE:

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UNIT NUMBER NORTH EAST 102 1029 IN BURNHAM WOODS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PART OF THE WEST 14 ACRES OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY STANDARD BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 24, 1972 AND KNOWN AS TRUST NUMBERS 3738, 3739, 3740, 3741, 3742 AND 3743 AND BY STANDARD BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 11, 1972 AND KNOWN AS TRUST NUMBER 3813, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22238803; ASND FILED WITH THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER LR2678114, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT FOR PARKING PURPOSES IN AND TO PARKING AREA NUMBER 53 AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY.

TAX PARCEL NUMBER: 30-17-314-035-1050

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

1029 S Burnham #102
Calumet City, IL 60409

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

a) Mortgagors:
Jerry Benson

b) Mortgagee:
CCO Mortgage Corp.

c) Date of mortgage: 1/25/2007

d) Date and place of recording:
2/1/2007
Office of the Recorder of Deeds of Cook County Illinois

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e) Document Number: 0703241126

SIGNATURE: /s/ Matthew Naglewski
ARDC No. 6322722
February 8, 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
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pleadings@il.cslegal.com
Cook #21762
14-22-06389
NOTE: This law firm is a debt collector.

Property of Cook County Clerk's Office

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Self Help Ventures Fund

PLAINTIFF

Vs.

Jerry Benson; Burnham Woods Condominium
Association; Unknown Owners and Nonrecord Claimants
DEFENDANTS

No. 2023CH01202

1029 S Burnham #102
Calumet City, IL 60409

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 February 8, 2023.

By: Adamary L. Chavez