

UNOFFICIAL COPY

Doc#. 2310055008 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/10/2023 09:43 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

PHH Mortgage Corporation

PLAINTIFF

No. 2023CH03323

Vs.

Lamya Hamad; Bashar B. Shalabi; Mallard Landings
Townhome Owners Association; Unknown Owners and
Nonrecord Claimants

10429 Elderberry Ln
Orland Park, IL 60467

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:
Lamya Hamad
Bashar B. Shalabi
- (iv) The legal description is:

UNOFFICIAL COPY

PARCEL 1:

THAT PART OF LOT 29 IN MALLARD LANDINGS UNIT 4B-2, BEING A PLANNED UNIT DEVELOPMENT OF PART OF THE EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 29; THENCE NORTH 89 DEGREES 31 MINUTES 53 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 29, 40.84 FEET; THENCE NORTH 00 DEGREES 28 MINUTES 07 SECONDS EAST, 15.37 FEET; THENCE NORTH 88 DEGREES 11 MINUTES 01 SECONDS WEST, 79.79 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 11 MINUTES 01 SECONDS WEST, 44.21 FEET; THENCE NORTH 01 DEGREES 48 MINUTES 59 SECONDS EAST 93.00 FEET; THENCE SOUTH 88 DEGREES 11 MINUTES 01 SECONDS EAST, 44.21 FEET; THENCE SOUTH 01 DEGREES 48 MINUTES 59 SECONDS WEST, 93.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID AS SET FORTH IN THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR MALLARD LANDINGS TOWNHOMES RECORDED JUNE 27, 1991 AS DOCUMENT 91315347, AS AMENDED, FOR INGRESS AND EGRESS.

TAX PARCEL NUMBER: 27-29-214-089-0000

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

10429 Elderberry Ln
Orland Park, IL 60467

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

a) Mortgagors:

Lamy Hamad
Bashar B. Shalabi

b) Mortgagee:

Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Guaranteed Rate, Inc.

c) Date of mortgage: 6/3/2022

UNOFFICIAL COPY

d) Date and place of recording:

7/20/2022

Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 2220117018

SIGNATURE: /s/ James J Bernhard

ARDC No. 6255630

April 7, 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

14-23-02476

NOTE: This law firm is a debt collector.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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

PHH Mortgage Corporation
PLAINTIFF

Vs.

Lamya Hamad; Bashar B. Shalabi; Mallard Landings'
Townhome Owners Association; Unknown Owners and
Nonrecord Claimants

DEFENDANTS

No. 2023CH03323

10429 Elderberry Ln
Orland Park, IL 60467

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

Codilis & Associates, P.C.
15W030 North Frontage Road, Suite 100
Burr Ridge, IL 60527
(630) 794-5300
pleadings@il.cslegal.com
Cook #21762
14-23-02476

NOTE: This law firm is a debt collector.

PROOF OF SERVICE

I, the undersigned, a non-attorney, certify that a copy of this notice was served by electronic transmission on April 7, 2023.

By: Sandra Roldan