

# UNOFFICIAL COPY

Doc#. 2310849010 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/18/2023 09:24 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

CrossCountry Mortgage, LLC

PLAINTIFF

Vs.

Regina Biffle-Griffus; State of Illinois - Department of  
Revenue; Unknown Heirs and Legatees of Davin Griffus,  
Gina Robinson; Unknown Owners and Nonrecord  
Claimants

DEFENDANTS

No. 2023CH03665

365 Indianwood Blvd  
Park Forest, IL 60466

## 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:  
Regina Biffle-Griffus  
Unknown Heirs and Legatees of Davin Griffus  
Gina Robinson
- (iv) The legal description is:

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LOT 24 IN BLOCK 43 IN VILLAGE OF PARK FOREST AREA NUMBER 5, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 35 AND THE WEST 1/2 OF SECTION 36, TOWNSHIP 35 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**TAX PARCEL NUMBER:** 31-36-314-018-0000

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

365 Indianwood Blvd  
Park Forest, IL 60466

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

a) Mortgagors:

Davin Griffus executed the mortgage, however this individual is deceased and is not named as a defendant in this lawsuit

b) Mortgagee:

Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for CrossCountry Mortgage, LLC

c) Date of mortgage: 9/3/2021

d) Date and place of recording:

9/7/2021

Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 2125021029

SIGNATURE: /s/ Ryan Grotz

ARDC No. 6309144

April 17, 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

14-22-09071

**NOTE: This law firm is a debt collector.**

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365 Indianwood Blvd  
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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/ Ryan Grotz  
6309144

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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 April 17, 2023.

By: Sandra Roldan