

# UNOFFICIAL COPY

Doc#. 2311049018 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/20/2023 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

PHH Mortgage Corporation

PLAINTIFF

No. 2023CH03719

Vs.

3121 N Prater Ave  
Melrose Park, IL 60164

Norma I. Calzada DeRosete; Victor Cerbin; Unknown  
Owners and Nonrecord Claimants

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:  
Norma I. Calzada DeRosete
- (iv) The legal description is:

LOT 32 IN LONGFIELD ACRES, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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**TAX PARCEL NUMBER: 12-29-112-003-0000**

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

3121 N Prater Ave  
Melrose Park, IL 60164

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

a) Mortgagors:

Norma I. Calhada DeRosete

b) Mortgagee:

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

c) Date of mortgage: 9/10/2010

d) Date and place of recording:

9/17/2010

Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 1026004001

SIGNATURE: /s/ James J Bernhard

ARDC No. 6255630

April 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

14-23-02667

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

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PHH Mortgage Corporation  
PLAINTIFF

Vs.

Norma I. Calzada DeRosete; Victor Cerbin; Unknown  
Owners and Nonrecord Claimants  
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No. 2023CH03719

3121 N Prater Ave  
Melrose Park, IL 60164

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 April 19, 2023.

By: Sandra Roldan