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Doc#: 2311629054 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/26/2023 10:32 AM 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

U.S Bank National Association, not in its individual
capacity but solely as Indenture Trustee for the CIM Trust
2020-R1

PLAINTIFF

No. 2023CH03995

Vs.

Richard Skrobanski; Unknown Owners and Nonrecord
Claimants

DEFENDANTS

4918 S Kilpatrick Avenue
Chicago, IL 60632

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:
Richard Skrobanski
- (iv) The legal description is:

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LOT 17 (EXCEPT THE SOUTH 30 FEET THEREOF) IN BLOCK 10 IN FREDERICK H. BARTLETT'S CENTERFIELD, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TAX PARCEL NUMBER: 19-10-114-047-0000

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

4918 S Kilpatrick Avenue
Chicago, IL 60632

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

a) Mortgagors:

Beverly J Skrobanski a/k/a Beverly Jean Skrobanski a/k/a Beverly J. Skrobanski executed the mortgage, however this individual is deceased and is not named as a defendant in this lawsuit

b) Mortgagee:

Wells Fargo Financial Illinois, Inc.

c) Date of mortgage: 1/13/2007

d) Date and place of recording:

1/25/2007

Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 0702531052

SIGNATURE: /s/ James J Bernhard

ARDC No. 6255630

April 25, 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

14-23-00207

NOTE: This law firm is a debt collector.

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Vs.

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DEFENDANTS

No. 2023CH03995

4918 S Kilpatrick Avenue
Chicago, IL 60632

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 25, 2023.

By: Sandra Roldan