

# UNOFFICIAL COPY

Doc#. 2312319156 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/03/2023 02:59 PM 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

Freedom Mortgage Corporation

PLAINTIFF

Vs.

Julnar Babette Shelby; Justin Brown; Marynook  
Homeowners' Association; Unknown Owners and  
Nonrecord Claimants

DEFENDANTS

No. 2023CH04312

8615 S Avalon Ave  
Chicago, IL 60619

## 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:  
Julnar Babette Shelby  
Justin Brown
- (iv) The legal description is:

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LOT 220 IN J.E. MERRION'S MARYNOOK ADDITION, A RESUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER AND PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**TAX PARCEL NUMBER:** 20-35-424-017-0000

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

8615 S Avalon Ave  
Chicago, IL 60619

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

a) Mortgagors:

Julnar Babette Shelby  
Justin Brown

b) Mortgagee:

Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for The Federal Savings Bank

c) Date of mortgage: 9/16/2021

d) Date and place of recording:

9/20/2021

Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 2126334118

SIGNATURE: /s/ Ryan Grotz

ARDC No. 6309144

May 3, 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

14-23-03057

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

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8615 S Avalon Ave  
Chicago, IL 60619

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 May 3, 2023.

By: Sandra Roldan