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Doc#. 2312819106 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/08/2023 10:39 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**

UMB Bank National Association, not in its individual
capacity, but solely as Legal Title Trustee of FRL Title
Trust II

PLAINTIFF

Vs.

Lorenza Vassar; Orange Vassar; Unknown Owners and
Nonrecord Claimants

DEFENDANTS

No. 2023CH04481

413 S. 2nd Ave
Maywood, IL 60153

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:
Lorenza Vassar
Orange Vassar
- (iv) The legal description is:

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LOTS 7 AND 8 IN BLOCK 86 IN MAYWOOD, BEING A SUBDIVISION IN SECTIONS 2 AND 11 AND SECTION 14, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN VILLAGE ON MAYWOOD, IN COOK COUNTY, ILLINOIS.

TAX PARCEL NUMBER: 15-11-323-004-0000

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

413 S. 2nd Ave
Maywood, IL 60153

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

a) Mortgagors:
Lorenza Vassar
Orange Vassar

b) Mortgagee:
CitiFinancial Services, Inc.

c) Date of mortgage: 9/27/2007

d) Date and place of recording:
10/1/2007
Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 0727455050

SIGNATURE: /s/ Ryan Grotz
ARDC No. 6309144
May 8, 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
14-23-03218

NOTE: This law firm is a debt collector.

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

UMB Bank National Association, not in its individual
capacity, but solely as Legal Title Trustee of PRL Title
Trust II

PLAINTIFF

Vs.

Lorenza Vassar; Orange Vassar; Unknown Owners and
Nonrecord Claimants

DEFENDANTS

No. 2023CH04481

413 S. 2nd Ave
Maywood, IL 60153

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 8, 2023.

By: Sandra Roldan