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Doc#. 2313140102 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/11/2023 11:31 AM Pg: 1 of 4

Above space for Recorder's User Only

Cook County #21762

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

BMO Harris Bank N.A

PLAINTIFF

No. 2023CH04592

Vs.

Meredith Killian; Michael Killian; Unknown Heirs and
Legatees of Pauline Killian; Unknown Owners and
Nonrecord Claimants

DEFENDANTS

11715 S Bell Ave
Chicago, IL 60643

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:
Meredith Killian
Michael Killian
Unknown Heirs and Legatees of Pauline Killian
- (iv) The legal description is:

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THE SOUTH 17 FEET OF LOT 12 (EXCEPT THE EAST 41 FEET THEREOF,) THE EAST 41 FEET OF LOT 12 (EXCEPT THE NORTH 33 FEET THEREOF), LOT 13 (EXCEPT THE SOUTH 45 FEET THEREOF) IN BLOCK 3 IN WALKER'S RESUBDIVISION OF BLOCK "C" OF THE RESUBDIVISION OF BLOCKS A, B, C, D, E, F, I, K, L, M, N, O, Q, R, S, T, U, V AND LOTS 1 TO 10 BOTH INCLUSIVE, IN BLOCK "G" AND LOTS 1 TO 17 BOTH INCLUSIVE AND 24 TO 32 IN BLOCK "H" IN MORGAN PARK WASHINGTON HEIGHTS, BEING PART OF THE SOUTHWEST QUARTER OF SECTION 18, WEST OF PROSPECT AVENUE AND PART OF THE WEST HALF OF SECTION 19, WEST OF PROSPECT AVENUE, ALL IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL (OVER) MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF, RECORDED APRIL 2, 1891, AS DOCUMENT NO. 1443432 IN BOOK 48 OF PLATS, PAGE 22, IN COOK COUNTY, ILLINOIS.

TAX PARCEL NUMBER: 25-19-310-061-0000

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

11715 S Bell Ave
Chicago, IL 60643

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

a) Mortgagors:

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

b) Mortgagee:

BMO Harris Bank N.A

c) Date of mortgage: 10/7/2011

d) Date and place of recording:

10/14/2011

Office of the Recorder of Deeds of Cook County Illinois

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e) Document Number: 1128746001

SIGNATURE: /s/ Ryan Grotz
ARDC No. 6309144
May 11, 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
14-23-03314
NOTE: This law firm is a debt collector.

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No. 2023CH04592

11715 S Bell Ave
Chicago, IL 60643

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 11, 2023.

By: Sandra Roldan