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Doc#. 2313533114 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/15/2023 02:25 PM 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**

Matrix Financial Services Corporation
PLAINTIFF

No. 2023CH04686

Vs.

411 W Foxdale Ln
Arlington Heights, IL 60004

Damiano Marchiafava; Ann Marchiafava; 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:
Damiano Marchiafava
Ann Marchiafava
- (iv) The legal description is:

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LOT 115 IN TERRAMERE OF ARLINGTON HEIGHTS UNIT 3, BEING A SUBDIVISION IN THE NORTH 1/2 OF FRACTIONAL SECTION 6, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TAX PARCEL NUMBER: 03-06-220-011-0000

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

411 W Foxdale Ln
Arlington Heights, IL 60004

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

a) Mortgagors:

Damiano Marchiafava
Ann Marchiafava

b) Mortgagee:

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

c) Date of mortgage: 5/10/2018

d) Date and place of recording:

5/18/2018

Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 1813810021

SIGNATURE: /s/ Ryan Grotz

ARDC No. 6309144

May 15, 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

14-23-01226

NOTE: This law firm is a debt collector.

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Matrix Financial Services Corporation
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Vs.

Damiano Marchiafava; Ann Marchiafava; Unknown
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No. 2023CH04686

411 W Foxdale Ln
Arlington Heights, IL 60004

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 15, 2023.

By: Sandra Roldan