

# UNOFFICIAL COPY

Doc#. 2313947038 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/19/2023 10:17 AM 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.**

Jason Speer; Ruth Speer; Mortgage Electronic  
Registration Systems, Inc.; Buckingham Woods  
Homeowners' Association; Unknown Owners and  
Nonrecord Claimants

**DEFENDANTS**

No. 2023CH04837

735 Blue Ridge Dr  
Streamwood, IL 60107

## **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:  
Jason Speer  
Ruth Speer
- (iv) The legal description is:

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LOT 12 IN BUCKINGHAM WOODS, BEING A SUBDIVISION OF PART OF SECTIONS 21 AND 28 IN TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 6, 2004 AS DOCUMENT NUMBER 0428044034, IN COOK COUNTY, ILLINOIS.

**TAX PARCEL NUMBER:** 06-21-404-023-000

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

735 Blue Ridge Dr  
Streamwood, IL 60107

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

a) Mortgagors:  
Jason Speer  
Ruth Speer

b) Mortgagee:  
Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Draper and Kramer Mortgage Corp. dba 1st Advantage Mortgage

c) Date of mortgage: 12/14/2015

d) Date and place of recording:  
12/30/2015  
Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 1536401074

SIGNATURE: /s/ Ryan Grotz  
ARDC No. 6309144  
May 18, 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  
14-23-03475

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

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PLAINTIFF

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No. 2023CH04837

735 Blue Ridge Dr  
Streamwood, IL 60107

### 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 18, 2023.

By: Sandra Roldan