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Doc#. 2313908047 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/19/2023 10:13 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

PennyMac Loan Services, LLC

PLAINTIFF

Vs.

Tyria Lawrence; United States of America - Secretary of
Housing and Urban Development; Unknown Owners and
Nonrecord Claimants

DEFENDANTS

No. 2023CH04849

18846 Chestnut Ave
Country Club Hills, IL 60478

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:
Tyria Lawrence
- (iv) The legal description is:

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LOT 104 IN TIERRA GRANDE, UNIT #3, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TAX PARCEL NUMBER: 31-03-416-010-0000

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

18846 Chestnut Ave
Country Club Hills, IL 60478

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

a) Mortgagors:
Tyria Lawrence

b) Mortgagee:
Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Panorama Mortgage Group, LLC dba Novus Home Mortgage

c) Date of mortgage: 9/4/2019

d) Date and place of recording:
9/9/2019
Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 1925213055

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
14-23-03472

NOTE: This law firm is a debt collector.

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Country Club Hills, IL 60478

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