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Karen A. Yarbrough
Cook County Clerk
Date: 05/23/2023 09:58 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**

Nationstar Mortgage LLC

PLAINTIFF

No. 2023CH04910

Vs.

Tinuke Y. Ogunbiyi; Wyndham Club Condominium
Association; Unknown Owners and Nonrecord Claimants
DEFENDANTS

1203 Wyndham Court Unit 105
Palatine, IL 60074

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:
Tinuke Y. Ogunbiyi
- (iv) The legal description is:

UNIT 105 IN BUILDING 2 ON LOT 2 (1203 WYNDHAM CIRCLE), IN THE WYNDHAM CLUB CONDOMINIUM, AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED LAND:

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LOTS 1 TO 22 AND OUT LOT A IN WYNDHAM COURT SECOND AMENDED PLAT OF PLANNED UNIT DEVELOPMENT IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 16, 2001 AS DOCUMENT 0011078785 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

TAX PARCEL NUMBER: 02-12-200-104-1004

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

1203 Wyndham Court Unit 105
Palatine, IL 60074

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

a) Mortgagors:

Tinuke Y. Ogunbiyi

b) Mortgagee:

Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for America's Wholesale Lender

c) Date of mortgage: 4/12/2006

d) Date and place of recording:

5/11/2006

Office of the Recorder of Deeds of Cook County Illinois

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e) Document Number: 0613155070

SIGNATURE: /s/ Ryan Grotz
ARDC No. 6309144
May 22, 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
14-23-03545
NOTE: This law firm is a debt collector.

Property of Cook County Clerk's Office

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Nationstar Mortgage LLC

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Vs.

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Association; Unknown Owners and Nonrecord Claimants
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No. 2023CH04910

1203 Wyndham Court Unit 105
Palatine, IL 60074

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 22, 2023.

By: Sandra Roldan