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Doc#. 2314328052 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/23/2023 09:59 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

Wells Fargo Bank, N.A.

PLAINTIFF

Vs.

No. 2023CH04913

Angel Maluga a/k/a Angela Renee Maluga; The 2311
West Arthur Condominiums Association; Unknown Heirs
and Legatees of Thomas Maluga a/k/a Thomas M.
Maluga; Tommy Maluga a/k/a Thomas S. Maluga; Joel
Maluga a/k/a Joel Micah Maluga; Angel Maluga a/k/a
Angela Renee Maluga as Independent Administrator;
Unknown Owners and Nonrecord Claimants

DEFENDANTS

2311 W. Arthur Ave 3
Chicago, IL 60645

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:
Angel Maluga a/k/a Angela Renee Maluga
Unknown Heirs and Legatees of Thomas Maluga a/k/a Thomas M. Maluga

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Tommy Maluga a/k/a Thomas S. Maluga
Joel Maluga a/k/a Joel Micah Maluga

(iv) The legal description is:

PARCEL 1:

UNIT #3 IN THE 2311 WEST ARTHUR CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 82 IN ARTHUR AVENUE SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0516839059, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE P-3, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0516839059.

TAX PARCEL NUMBER: 11-31-313-038-1003

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

2311 W. Arthur Ave 3
Chicago, IL 60645

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

a) Mortgagors:

Thomas Maluga a/k/a Thomas M. Maluga executed the mortgage, however this individual is deceased and is not named as a defendant in this lawsuit

b) Mortgagee:

Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for American Portfolio Mortgage Corporation

c) Date of mortgage: 12/17/2012

d) Date and place of recording:

1/4/2013

Office of the Recorder of Deeds of Cook County Illinois

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e) Document Number: 1300455069

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
14-23-03461
NOTE: This law firm is a debt collector.

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Angela Renee Maluga as Independent Administrator;
Unknown Owners and Nonrecord Claimants

DEFENDANTS

No. 2023CH04913

2311 W. Arthur Ave 3
Chicago, IL 60645

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 *Is 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