

# UNOFFICIAL COPY

Doc#. 2314433033 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/24/2023 09:37 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

Wilmington Savings Fund Society, FSI, not in its  
individual capacity, but solely as Owner Trustee on  
Behalf for CSMC 2018-RPL12 Trust

PLAINTIFF

Vs.

Fernando Perez Jr.; Unknown Heirs and Legatees of  
Fernando Perez a/k/a Fernando S. Perez Sr.; Richard  
Perez; Joseph A. Perez; Fernando Perez Jr. as Independent  
Administrator; Unknown Owners and Nonrecord  
Claimants

DEFENDANTS

No. 2023CH04972

3012 W 41st St  
Chicago, IL 60632

**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:  
Fernando Perez Jr.  
Unknown Heirs and Legatees of Fernando Perez a/k/a Fernando S. Perez Sr.

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Richard Perez  
Joseph A. Perez

(iv) The legal description is:

LOT 41 IN BLOCK 4 IN SCOVILLE, WALKER AND MCELWEE'S SUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**TAX PARCEL NUMBER:** 19-01-113-040-0000

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

3012 W 41st St  
Chicago, IL 60632

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

a) Mortgagors:

Fernando Perez a/k/a Fernando S. Perez Sr. 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 Countrywide Home Loans, Inc.

c) Date of mortgage: 5/25/2006

d) Date and place of recording:

6/14/2006

Office of the Recorder of Deeds of Cook County Illinois

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e) Document Number: 0616505226

SIGNATURE: /s/ Ryan Grotz  
ARDC No. 6309144  
May 23, 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  
14-23-03392  
**NOTE: This law firm is a debt collector.**

Property of Cook County Clerk's Office

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## IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - CHANCERY DIVISION

Wilmington Savings Fund Society, FSB, not in its  
individual capacity, but solely as Owner Trustee on  
Behalf for CSMC 2018-RPL12 Trust

PLAINTIFF

Vs.

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Fernando Perez a/k/a Fernando S. Perez Sr.; Richard  
Perez; Joseph A. Perez; Fernando Perez Jr. as  
Independent Administrator; Unknown Owners and  
Nonrecord Claimants

DEFENDANTS

No. 2023CH04972

3012 W 41st St  
Chicago, IL 60632

### 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 *Complaint* 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 23, 2023.

By: Sandra Roldan