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Doc#. 2314640072 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/26/2023 03:11 PM 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

Deutsche Bank National Trust Company, as Trustee for
Argent Securities Inc., Asset-Backed Pass-Through
Certificates, Series 2005-W2

PLAINTIFF

Vs.

Ismael A. Trinidad; Unknown Owners and Nonrecord
Claimants

DEFENDANTS

No. 2023CH05104

3244 South 53rd Court
Cicero, IL 60804

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:
Ismael A. Trinidad
- (iv) The legal description is:

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LOT 72 (EXCEPT THE NORTH 2 FEET THEREOF) IN FRANK B. HATHAWAY'S ADDITION TO MORTON PARK, A SUBDIVISION OF BLOCKS 6 AND 7 OF THOMAS BALDWIN'S SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TAX PARCEL NUMBER: 16-33-111-054-0000

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

3244 South 53rd Court
Cicero, IL 60804

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

a) Mortgagors:

Ismael A. Trinidad

b) Mortgagee:

Argent Mortgage Company, LLC

c) Date of mortgage: 7/13/2005

d) Date and place of recording:

7/25/2005

Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 0520653051

SIGNATURE: /s/ James J Bernhard

ARDC No. 6255630

May 26, 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

14-23-03577

NOTE: This law firm is a debt collector.

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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/ James J. Bernhard
6255630

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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 26, 2023.

By: Denice DeVos