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Doc#. 2315045155 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/30/2023 04:24 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

Cardinal Financial Company, Limited Partnership
PLAINTIFF

No. 2023CH05155

Vs.

Porscha Mazzarri; Unknown Owners and Nonrecord
Claimants

112 Warwick St
Park Forest, IL 60466

DEFENDANTS

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:
Porscha Mazzarri
- (iv) The legal description is:

LOT 28 IN BLOCK 26 IN VILLAGE OF PARK FOREST 1ST ADDITION TO WESTWOOD,
BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 26 LYING
SOUTH OF THE COMMONWEALTH EDISON COMPANY RIGHT OF WAY (PUBLIC

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SERVICE COMPANY OF NORTHERN ILLINOIS) AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26 LYING SOUTH OF THE ELGIN, JOLIET AND EASTERN RAILROAD RIGHT OF WAY (ALL IN TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 1, 1955 AS DOCUMENT 16288372, IN COOK COUNTY, ILLINOIS.

TAX PARCEL NUMBER: 31-25-305-027-0000

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

112 Warwick St
Park Forest, IL 60466

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

a) Mortgagors:

Porscha Mazzarri

b) Mortgagee:

Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Cardinal Financial Company, Limited Partnership

c) Date of mortgage: 12/18/2019

d) Date and place of recording:

12/27/2019

Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 1936157245

SIGNATURE: /s/ Milica Bilic

ARDC No. 6317022

May 30, 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

14-23-03193

NOTE: This law firm is a debt collector.

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PLAINTIFF

Vs.

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No. 2023CH05155

112 Warwick St
Park Forest, IL 60466

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/ Milica Bilic
6317022

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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 30, 2023.

By: Sandra Roldan