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Karen A. Yarbrough
Cook County Clerk
Date: 06/02/2023 09:24 AM 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

American Financial Resources, Inc.
PLAINTIFF

Vs.

Michael Anselem; United States of America - Secretary of
Housing and Urban Development; Unknown Owners and
Nonrecord Claimants

DEFENDANTS

No. 2023CH05261

7544 S Dobson Avenue
Chicago, IL 60619

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:
Michael Anselem
- (iv) The legal description is:

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LOT 23 IN BLOCK 47 IN CORNELL, BEING A SUBDIVISION IN SECTION 26 AND SECTION 35, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TAX PARCEL NUMBER: 20-26-304-029-0000

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

7544 S Dobson Avenue
Chicago, IL 60619

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

a) Mortgagors:

Michael Anselem

b) Mortgagee:

Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for American Financial Resources, Inc.

c) Date of mortgage: 8/16/2021

d) Date and place of recording:

8/24/2021

Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 2123634038

SIGNATURE: /s/ James J Bernhard

ARDC No. 6255630

June 1, 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

14-23-03754

NOTE: This law firm is a debt collector.

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Chicago, IL 60619

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 June 1, 2023.

By: Denice DeVos