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Doc#. 2315316000 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/02/2023 09:19 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

Bank of New York Mellon Trust Company, N.A. as
Trustee for Mortgage Assets Management Series I Trust
PLAINTIFF

Vs.

Uganda Gaines; United States of America - Secretary of
Housing and Urban Development; Unknown Heirs and
Legatees of Mary L. Gaines; Uganda Gaines, as
Independent Administrator of the Estate of Mary L.
Gaines; Clarence Gaines; Charles Gaines, Jr.; Kimberly
Gaines; Corwin John Gaines; State of Illinois -
Department of Revenue; Unknown Owners and
Nonrecord Claimants

DEFENDANTS

No. 2023CH05259

7252 S Hermitage Ave
Chicago, IL 60636

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:

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Uganda Gaines
Unknown Heirs and Legatees of Mary L. Gaines
Clarence Gaines
Charles Gaines, Jr.
Kimberly Gaines
Corwin John Gaines

(iv) The legal description is:

LOT 442 IN DEWEY AND CUNNINGHAM'S SUBDIVISION OF THE NORTH 3/4 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TAX PARCEL NUMBER: 20-30-212-039-0000

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

7252 S Hermitage Ave
Chicago, IL 60636

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

a) Mortgagors:

Mary L. Gaines executed the mortgage, however this individual is deceased and is not named as a defendant in this lawsuit

b) Mortgagee:

Financial Freedom Senior Funding Corporation, a subsidiary of IndyMac Bank, FSB

c) Date of mortgage: 4/12/2007

d) Date and place of recording:

4/26/2007

Office of the Recorder of Deeds of Cook County Illinois

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e) Document Number: 0711646031

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
14-23-03728
NOTE: This law firm is a debt collector.

Property of Cook County Clerk's Office

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DEFENDANTS

No. 2023CH05259

7252 S Hermitage Ave
Chicago, IL 60636

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