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Doc#. 2318133229 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/30/2023 11:30 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

JPMorgan Chase Bank, National Association
PLAINTIFF

Vs.

No. 2023CH06101

Julie Blasius; Michael Kussmann; Keystone Gardens Two
Condominium Association; Unknown Heirs and Legatees
of Mike Kussmann a/k/a Michael J. Kussmann; Unknown
Owners and Nonrecord Claimants
DEFENDANTS

4229 N Keystone Ave Apt 1F
Chicago, IL 60641

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:
Julie Blasius
Michael Kussmann
Unknown Heirs and Legatees of Mike Kussmann a/k/a Michael J. Kussmann
- (iv) The legal description is:

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UNIT 1-F AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS 'PARCEL'):

LOTS 12, 13 AND THE NORTH 1/2 OF LOT 16 (TAKEN AS A TRACT) IN BLOCK 8 IN IRVING PARK A SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 15 AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY CHICAGO TITLE AND TRUST COMPANY, A CORPORATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 5, 1967 AND KNOWN AS TRUST NUMBER 50732 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 20468506, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND PLAT OF SURVEY).

TAX PARCEL NUMBER: 13-15-412-027-1006

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

4229 N Keystone Ave Apt 1F
Chicago, IL 60641

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

a) Mortgagors:

Mike Kussmann a/k/a Michael J. Kussmann executed the mortgage, however this individual is deceased and is not named as a defendant in this lawsuit

b) Mortgagee:

JPMorgan Chase Bank, N.A.

c) Date of mortgage: 3/25/2011

d) Date and place of recording:

4/7/2011

Office of the Recorder of Deeds of Cook County Illinois

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e) Document Number: 1109733016

SIGNATURE: /s/ Matthew Naglewski
ARDC No. 6322722
June 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
14-23-04159
NOTE: This law firm is a debt collector.

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DEFENDANTS

No. 2023CH06101

4229 N Keystone Ave Apt 1F
Chicago, IL 60641

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/ Matthew Naglewski
6322722

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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 30, 2023.

By: Sandra Roldan