

# UNOFFICIAL COPY

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Karen A. Yarbrough  
Cook County Clerk  
Date: 07/05/2023 10:25 AM Pg: 1 of 3

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**Above space for Recorder's User Only**

Cook County #21762

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
COUNTY DEPARTMENT - CHANCERY DIVISION

American Neighborhood Mortgage Acceptance Company,  
LLC

PLAINTIFF

Vs.

Sandra Knott; Unknown Owners and Nonrecord  
Claimants

DEFENDANTS

No. 2023CH06197

17607 Balmoral Ln  
Hazel Crest, IL 60429

## 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:  
Sandra Knott
- (iv) The legal description is:

LOT SEVENTEEN (17) IN CARRIAGE HILLS SUBDIVISION PHASE FIVE (5), BEING A SUBDIVISION IN THE WEST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF

# UNOFFICIAL COPY

SECTION THIRTY-SIX (36), TOWNSHIP THIRTY-SIX (36) NORTH, RANGE FIFTEEN (15),  
EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK, COUNTY, ILLINOIS.

**TAX PARCEL NUMBER:** 28-36-117-005-0000

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

17607 Balmoral Ln  
Hazel Crest, IL 60429

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

a) Mortgagors:  
Sandra Knott

b) Mortgagee:  
Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for American  
Neighborhood Mortgage Acceptance Company, LLC

c) Date of mortgage: 5/16/2022

d) Date and place of recording:  
5/25/2022  
Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 2214518005

SIGNATURE: /s/ Ryan Grotz  
ARDC No. 6309144  
July 5, 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  
14-23-04015

**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/ Ryan Grotz  
6309144

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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 July 5, 2023.

By: Sandra Roldan