

# UNOFFICIAL COPY

Doc#. 2319240065 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/11/2023 11:25 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

PNC Bank, National Association

No. 2023CH06332

PLAINTIFF

Vs.

15724 Peggy Lane Unit #5  
Oak Forest, IL 60452

Crystal Brown; Shibui South Condominium Association;  
Unknown Owners and Nonrecord Claimants

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:

Crystal Brown

(iv) The legal description is:

UNIT 1-5 IN SHIBUI SOUTH CONDOMINIUM, AS DELINEATED ON A SURVEY ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR SHIBUI SOUTH

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CONDOMINIUMS MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER A TRUST AGREEMENT DATED JANUARY 1, 1984 AND KNOWN AS TRUST NUMBER 61991, RECORDED ON MARCH 6, 1993 AS DOCUMENT 93168945, IN THE WEST 3/4 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME

**TAX PARCEL NUMBER:** 28-17-416-009-1005

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

15724 Peggy Lane Unit #5  
Oak Forest, IL 60452

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

a) Mortgagors:  
Crystal Brown

b) Mortgagee:  
Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Marquette Bank

c) Date of mortgage: 11/5/2012

d) Date and place of recording:  
11/14/2012  
Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 1231941090

SIGNATURE: /s/ James J Bernhard  
ARDC No. 6255630  
July 10, 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  
14-23-04597

**NOTE: This law firm is a debt collector.**

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PLAINTIFF

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Crystal Brown; Shibui South Condominium Association;  
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No. 2023CH06332

15724 Peggy Lane Unit #5  
Oak Forest, IL 60452

### 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 July 10, 2023.

By: Sandra Roldan