

# UNOFFICIAL COPY

Doc#: 2323013231 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/18/2023 01:02 PM Pg: 1 of 4

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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**

Wells Fargo Bank, National Association, successor by  
merger to Wells Fargo Bank Minnesota, National  
Association, as Trustee f/k/a Norwest Bank Minnesota,  
National Association, as Trustee for Delta Funding Home  
Equity Loan Trust 1999-3

**PLAINTIFF**

**Vs.**

Guy Anderson a/k/a Guy R. Anderson; Village of South  
Holland; Unknown Owners and Nonrecord Claimants

**DEFENDANTS**

No. 2023CH07505

14717 East Riverside Drive  
South Holland, IL 60473

## **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:  
Guy Anderson a/k/a Guy R. Anderson
- (iv) The legal description is:

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LOT 6 IN VIOLANTE'S RESUBDIVISION OF LOTS E AND F IN CALUMET STREET-SIBLEY ADDITION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 9 AND THE NORTH 208.25 FEET OF LOT 2 OF VERHOVEVEN'S SUBDIVISION OF THE EAST 21.70 ACRES OF THE FOLLOWING DESCRIBED PROPERTY TO WIT: COMMENCING 18 LINKS EAST AND 50 LINKS SOUTH OF THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE EAST 18.13 CHAINS, THENCE SOUTH 13 1/2 DEGREES EAST 29 CHAINS TO A STUMP ON THE NORTH BANK OF THE CALUMET RIVER, THENCE ALONG THE NORTH BANK OF SAID RIVER TO A POINT SOUTH 82 1/2 DEGREES WEST 14.11 CHAINS FROM SAID STUMP, THENCE NORTH 32 DEGREES WEST 9.72 CHAINS, THENCE NORTH 10 1/2 DEGREES 14.60 CHAINS, THENCE WEST 80 LINKS TO THE EAST EDGE OF SAID RIVER, THENCE NORTHWEST ALONG THE EDGE OF SAID RIVER TO THE PLACE OF BEGINNING IN AFORESAID SECTION 9, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**TAX PARCEL NUMBER:** 29-09-406-044-0000

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

14717 East Riverside Drive  
South Holland, IL 60473

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

a) Mortgagors:

Guy Anderson a/k/a Guy R. Anderson

b) Mortgagee:

Delta Funding Corporation

c) Date of mortgage: 12/6/1999

d) Date and place of recording:

12/20/1999

Office of the Recorder of Deeds of Cook County Illinois

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e) Document Number: 09177822

SIGNATURE: /s/ James J Bernhard  
ARDC No. 6255630  
August 17, 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  
14-23-03013  
**NOTE: This law firm is a debt collector.**

Property of Cook County Clerk's Office

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Wells Fargo Bank, National Association, successor by  
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DEFENDANTS

No. 2023CH07505

14717 East Riverside Drive  
South Holland, IL 60473

### 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 Bernard  
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 August 17, 2023.

By: Sandra Roldan