

# UNOFFICIAL COPY

Doc#. 2325733156 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/14/2023 03:22 PM Pg: 1 of 3

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

Cook County #21762

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

Selene Finance LP

**PLAINTIFF**

No. 2023CH08106

**Vs.**

Harold Stiggers; Shelly Stiggers; United States of  
America; Unknown Owners and Nonrecord Claimants  
**DEFENDANTS**

1915 Belleview Avenue  
Westchester, IL 60154

## **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:  
Harold Stiggers  
Shelly Stiggers
- (iv) The legal description is:

**LOT 167 (EXCEPT THE NORTH 12.5 FEET THEREOF) AND THE NORTH 25 FEET OF LOT 166 IN GEORGE F. NIXON AND COMPANY'S CIVIC CENTER ADDITION TO**

# UNOFFICIAL COPY

WESTCHESTER IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**TAX PARCEL NUMBER:** 15-20-416-062-0000

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

1915 Belleview Avenue  
Westchester, IL 60154

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

a) Mortgagors:  
Harold Stiggers  
Shelly Stiggers

b) Mortgagee:  
Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for New Castle Home Loans

c) Date of mortgage: 5/23/2009

d) Date and place of recording:  
6/10/2009  
Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 0916133052

SIGNATURE: /s/ Ryan Grotz  
ARDC No. 6309144  
September 13, 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  
14-23-05271

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

# UNOFFICIAL COPY

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

Selene Finance LP

PLAINTIFF

Vs.

Harold Stiggers; Shelly Stiggers; United States of  
America; Unknown Owners and Nonrecord Claimants  
DEFENDANTS

No. 2023CH08106

1915 Bellevue Avenue  
Westchester, IL 60154

### 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

Codilis & Associates, P.C.  
15W030 North Frontage Road, Suite 100  
Burr Ridge, IL 60527  
(630) 794-5300  
pleadings@il.cslegal.com  
Cook #21762  
14-23-05271

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

### PROOF OF SERVICE

I, the undersigned, a non-attorney, certify that a copy of this notice was served by electronic transmission on September 13, 2023.

By: Sandra Roldan