

# UNOFFICIAL COPY

Doc#. 2328355251 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/10/2023 03:55 PM 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**

Wilmington Savings Fund Society, FSI not in its  
individual capacity but solely as Owner Trustee on behalf  
of Antler Mortgage Loan Trust 2021-RTL1  
**PLAINTIFF**

**Vs.**

Titus James; Unknown Owners and Nonrecord Claimants  
**DEFENDANTS**

No. 2023CH08614

11920 S Parnell Ave  
Chicago, IL 60628

## **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:  
Titus James
- (iv) The legal description is:

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LOT 9 IN BLOCK 8 IN WEST PULLMAN A SUBDIVISION IN THE NORTHWEST 1/4 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

**TAX PARCEL NUMBER:** 25-28-104-029-0000

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

11920 S Parnell Ave  
Chicago, IL 60628

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

a) Mortgagors:

Titus James

b) Mortgagee:

Finance of America Mortgage LLC

c) Date of mortgage: 3/25/2022

d) Date and place of recording:

4/18/2022

Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 2210807299

SIGNATURE: /s/ James J Bernhard

ARDC No. 6255630

October 9, 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

14-23-05890

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

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

Wilmington Savings Fund Society, FSB not in its  
individual capacity but solely as Owner Trustee on behalf  
of Antler Mortgage Loan Trust 2021-RTL1

PLAINTIFF

Vs.

Titus James; Unknown Owners and Nonrecord Claimants  
DEFENDANTS

No. 2023CH08614

11920 S Parnell Ave  
Chicago, IL 60628

### 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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14-23-05890

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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 October 9, 2023.

By: Sandra Roldan