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Karen A. Yarbrough
Cook County Clerk
Date: 11/02/2023 09:56 AM Pg: 1 of 4

Above space for Recorder's User Only

Cook County #21762

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

NewRez LLC d/b/a Shellpoint Mortgage Servicing
PLAINTIFF

Vs.

No. 2023CH09041

Alec Kozar; Vivianna Iway; United States of America -
Secretary of Housing and Urban Development; Sheffield
Towne Association; Unknown Owners and Nonrecord
Claimants

2106 Stanley Ct
Schaumburg, IL 60194

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:
Alec Kozar
Vivianna Iway
- (iv) The legal description is:

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PARCEL 1: UNIT 4 AREA 19 LOT 7 IN SHEFFIELD TOWN UNIT 4, BEING A SUBDIVISION OF PARTS OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 18 AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 4, 1971 AS DOCUMENT NUMBER 21699881, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE PLAT OF SUBDIVISION RECORDED NOVEMBER 4, 1971 AS DOCUMENT NUMBER 21699881 AND IN THE DECLARATION RECORDED OCTOBER 23, 1970 AS DOCUMENT NUMBER 21298600, IN COOK COUNTY, ILLINOIS.

TAX PARCEL NUMBER: 07-18-202-155-0000

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

2106 Stanley Ct
Schaumburg, IL 60194

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

a) Mortgagors:

Alec Kozar

Vivianna Iway

b) Mortgagee:

Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Guaranteed Rate, Inc.

c) Date of mortgage: 9/29/2017

d) Date and place of recording:

10/4/2017

Office of the Recorder of Deeds of Cook County Illinois

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e) Document Number: 1727755017

THIS DOCUMENT WAS PREPARED BY/MAIL TO:

SIGNATURE: /s/ Ryan Grotz
ARDC No. 6309144
October 31, 2023
Attorney of Record

Codilis & Associates, P.C.
15W030 North Frontage Road, Suite 100
Burr Ridge, IL 60527
(630) 794-5300
pleadings@il.cslegal.com
Cook #21762
14-23-06643

NOTE: This law firm is a debt collector.

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DEFENDANTS

No. 2023CH09041

2106 Stanley Ct
Schaumburg, IL 60194

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 October 31, 2023.

By: Sandra Roldan