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Karen A. Yarbrough
Cook County Clerk
Date: 11/08/2023 01:15 PM 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

United Community Bank

PLAINTIFF

No. 2023CH09240

Vs.

Steven A. Marshall; Orland-Brook Condominium Owner's
Association; Unknown Owners and Nonrecord Claimants

DEFENDANTS

15704 86th Avenue, #108
Orland Park, IL 60462

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:
Steven A. Marshall
- (iv) The legal description is:

UNITS 108 AND G-108 IN ORLAN-BROOK CONDOMINIUM, AS DELINEATED ON SURVEY OF: CERTAIN LOTS OR PARTS THEREOF IN ORLAN BROOK UNIT NO. 1, A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 14,

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TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (HEREINAFTER REFERRED TO AS PARCEL), WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OR CONDOMINIUM MADE BY PRESTIGE CONSTRUCTION CO. INC. RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 22916678, AS AMENDED FROM TIME TO TIME; TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

TAX PARCEL NUMBER: 27-14-302-018-1208

27-14-302-018-1248

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

15704 86th Avenue, #108
Orland Park, IL 60462

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

a) Mortgagors:

Steven A. Marshall

b) Mortgagee:

Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Standard Bank and Trust Company

c) Date of mortgage: 5/9/2012

d) Date and place of recording:

5/22/2012

Office of the Recorder of Deeds of Cook County Illinois

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e) Document Number: 1214333025

THIS DOCUMENT WAS PREPARED BY/ RETURN TO:

SIGNATURE: /s/ Matthew Naglewski
ARDC No. 6322722
November 6, 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
14-23-06624

NOTE: This law firm is a debt collector.

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No. 2023CH09240

15704 86th Avenue, #108
Orland Park, IL 60462

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/ Matthew Naglewski
6322722

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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 November 6, 2023.

By: Sandra Roldan