

# UNOFFICIAL COPY

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Karen A. Yarbrough  
Cook County Clerk  
Date: 11/08/2023 01:19 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 Trust National Association as Successor  
Trustee to CitiBank NA Bear Stearns ALTA Trust 2006-  
8 Mortgage Pass-Through Certificates Series 2006-8  
PLAINTIFF

No. 2023CH09223

Vs.

Rogelio Dominguez; Emelia Dominguez; Samuel  
Yeboah; Unknown Owners and Nonrecord Claimants  
DEFENDANTS

1324 S Clinton Ave  
Berwyn, IL 60402

## 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:  
Rogelio Dominguez  
Samuel Yeboah
- (iv) The legal description is:

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LOT 13 IN WALLECK'S SUBDIVISION OF BLOCK 21 IN SUBDIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 300 ACRES THEREOF) IN COOK COUNTY, ILLINOIS.

**TAX PARCEL NUMBER:** 16-19-112-035-0000

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

1324 S Clinton Ave  
Berwyn, IL 60402

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

a) Mortgagors:

Rogelio Dominguez

b) Mortgagee:

MidAmerica Bank, FSB

c) Date of mortgage: 9/13/2006

d) Date and place of recording:

10/6/2006

Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 0627905178

**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

14-23-04595

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

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Wilmington Trust National Association as Successor  
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DEFENDANTS

No. 2023CH09223

1324 S Clinton Ave  
Berwyn, IL 60402

### 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

Codilis & Associates, P.C.  
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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