

# UNOFFICIAL COPY

Doc#: 2332006501 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/16/2023 02:03 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, D/B/A  
Christiana Trust, not in its individual capacity but solely  
as Certificate Trustee for NRP Mortgage Trust I  
PLAINTIFF

No. 2023CH09394

Vs.

Austin Sims; City of Chicago; Unknown Owners and  
Nonrecord Claimants

4751 West Adams Street  
Chicago, IL 60644

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:  
Austin Sims
- (iv) The legal description is:

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LOT 21 IN BLOCK 6 IN HOBART'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**TAX PARCEL NUMBER:** 16-15-108-002-0000

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

4751 West Adams Street  
Chicago, IL 60644

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

a) Mortgagors:  
Austin Sims

b) Mortgagee:  
Conventus LLC

c) Date of mortgage: 7/8/2022

d) Date and place of recording:  
7/14/2022  
Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 2219504100

**THIS DOCUMENT WAS PREPARED BY/ RETURN TO:**

SIGNATURE: /s/ Ryan Grotz  
ARDC No. 6309144  
November 15, 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  
14-23-06082

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

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

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Christiana Trust, not in its individual capacity but solely  
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PLAINTIFF

Vs.

Austin Sims; City of Chicago; Unknown Owners and  
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DEFENDANTS

No. 2023CH09394

4751 West Adams Street  
Chicago, IL 60644

### 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.  
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Burr Ridge, IL 60527  
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Cook #21762  
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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 15, 2023.

By: Sandra Roldan