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Karen A. Yarbrough
Cook County Clerk
Date: 11/20/2023 02:56 PM Pg: 1 of 3

Above space for Recorder's User Only

Cook County #21762

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

Mortgage Assets Management, LLC
PLAINTIFF

Vs.

Bertha Marshall; United States of America - Secretary of
Housing and Urban Development; Unknown Owners and
Nonrecord Claimants

DEFENDANTS

No. 2023CH09486

12448 South Emerald Avenue
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:
Bertha Marshall
- (iv) The legal description is:

LOT 20 (EXCEPT THE NORTH 4 FEET THEREOF) AND LOT 21 (EXCEPT THE SOUTH 15 FEET THEREOF) IN BLOCK 5) IN THE SECOND ADDITION TO WEST PULLMAN, BEING

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A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 28,
TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY, ILLINOIS.

TAX PARCEL NUMBER: 25-28-308-045-0000

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

12448 South Emerald Avenue
Chicago, IL 60628

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

a) Mortgagors:
Bertha Marshall

b) Mortgagee:
Vertical Lend Inc

c) Date of mortgage: 11/6/2007

d) Date and place of recording:
11/14/2007
Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 0731805104

THIS DOCUMENT WAS PREPARED BY/ RETURN TO:

SIGNATURE: /s/ James J Bernhard
ARDC No. 6255630
November 20, 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
14-23-04844

NOTE: This law firm is a debt collector.

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No. 2023CH09486

12448 South Emerald Avenue
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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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PROOF OF SERVICE

I, the undersigned, a non-attorney, certify that a copy of this notice was served by electronic transmission on November 20, 2023.

By: Sandra Roldan