

UNOFFICIAL COPY

Doc#. 2334033546 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/06/2023 04:15 PM Pg: 1 of 4

Property of Cook County Clerk's Office

Atty. No.: 48928

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

**Wilmington Savings Fund Society, FSB, not in
its individual capacity, but solely as trustee of
MFA 2022-INV3 Trust**

Plaintiff,

vs.

**Custom Flipz Construction and Property
Management LLC; Correda L. Rizer, AKA
Correda Rizer; City of Chicago, a Municipal
Corporation; Unknown Owners and Non-
Record Claimants**

Defendants.

Case No. 2023CH09782

**17229 Langley Avenue, South
Holland, IL 60473**

**LIS PENDENS
NOTICE OF FORECLOSURE**

C44

UNOFFICIAL COPY

I, the undersigned, do hereby certify that the above entitled cause was filed in the above Court on December 1, 2023, for Foreclosure and is now pending in said Court and that the property affected by said cause is described as follows:

Lot 133 in Thornwood Estates 1st Addition, being a subdivision of part of the East 1/2 of the Northeast 1/4 of Section 27, Township 36 North, Range 14, East of the Third Principal Meridian, according to Plat thereof registered in the Office of the Registrar of Titles in Cook County, Illinois, on September 14, 1970, as document Number 2521381.

Commonly known as: 17229 Langley Avenue, South Holland, IL 60473

Tax Parcel No.: 29-27-212-023-0000

The subject mortgage has been recorded July 26, 2022 as Document Number 2220721084, Cook County, Illinois records.

The title holders of the subject property are Custom Flipz Construction and Property Management LLC

Prepared by and Return To:

Edward R. Peterka (6220416)
 Andrew K. Weiss (6284233)
 Zachariah L. Manchester (6303885)
 Jenna M. Rogers (6308109)
 MANLEY DEAS KOCHALSKI LLC
 Attorneys for Plaintiff
 One East Wacker, Suite 1250, Chicago, IL 60601
 Phone: 312-651-6700; Fax: 614-220-5613
 Atty. No.: 48928
 Email: sef-erpeterka@manleydeas.com

Wilmington Savings Fund Society, FSB,
 not in its individual capacity, but solely as
 trustee of MFA 2022-INV3 Trust

BY: Edward R. Peterka
 One of Plaintiff's Attorneys

/s/ Edward R. Peterka ARDC # 6220416

UNOFFICIAL COPY

Atty. No.: 48928

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

Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as trustee of MFA 2022-INV3 Trust

Plaintiff,

vs.

Custom Flipz Construction and Property Management LLC; Correda L. Rizer, AKA Correda Rizer; City of Chicago, a Municipal Corporation; Unknown Owners and Non-Record Claimants

Defendants.

Case No. 2023CH09782

17229 Langley Avenue, South Holland, IL 60473

COMPLIANCE WITH PREDATORY LENDING DATABASE SECTION OF RESIDENTIAL REAL PROPERTY DISCLOSURE ACT

TO: Illinois Department of Financial and Professional Regulation
100 West Randolph Street, 9th Floor
Chicago, Illinois 60601

CERTIFICATION

I, the undersigned attorney, certify that I prepared this notice on December 4, 2023 to be filed along with a copy of the lis pendens notice with the above entitled address.

Under penalties as provided by law pursuant to 735 ILCS 5/1-109, the undersigned certifies that the statements set forth in this instrument are true and correct, except as to matters therein stated to be on information and belief and as to such matters the undersigned certifies as aforesaid that he/she verily believes the same to be true.

MANLEY DEAS KOCHALSKI LLC
Attorneys for Plaintiff

One East Wacker, Suite 1250
Chicago, IL 60601
Telephone: 312-651-6700
Fax: 614-220-5613
Atty. No.: 48928

Email: sef-erpeterka@manleydeas.com



Signature

Edward R. Peterka ARDC # 6220416

Printed Name

Attorney

Manley Deas Kochalski LLC

12/04/23

Date

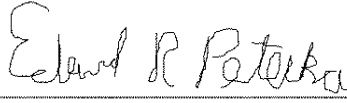
UNOFFICIAL COPY

CERTIFICATE OF SERVICE

Under penalties as provided by law pursuant to 735 ILCS 5/1-109 of the Illinois Code of Civil Procedure, the undersigned certifies that true and correct copies of this Certificate of Service and Lis Pendens were served on the Parties named below, via electronic submission, on

December 4, 2023.

Signed and Certified



/s/ Edward R. Peterka ARDC # 6220416

Illinois Department of Financial
and Professional Regulation
100 West Randolph Street, 9th Floor
Chicago, IL 60601

Property of Cook County Clerk's Office