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Karen A. Yarbrough
Cook County Clerk
Date: 12/14/2023 11:52 AM 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

Citizens Bank, N.A.

PLAINTIFF

No. 2023CH09980

Vs.

1325 Westchester Blvd
Westchester, IL 60154

Susan Beard; John Beard; United States of America -
Secretary of Housing and Urban Development; Unknown
Owners and Nonrecord Claimants

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:
Susan Beard
John Beard
- (iv) The legal description is:

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LOT 470 AND 471 IN GEORGE F. NIXON AND COS TERMINAL ADDITION TO WESTCHESTER A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12 (EXCEPT RAILROAD) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TAX PARCEL NUMBER: 15-21-107-009-0000
15-21-107-010-0000

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

1325 Westchester Blvd
Westchester, IL 60154

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

a) Mortgagors:
Susan Beard
John Beard

b) Mortgagee:
Citizens Bank, N.A.

c) Date of mortgage: 10/14/2022

d) Date and place of recording:
11/1/2022
Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 2230545066

THIS DOCUMENT WAS PREPARED BY/ RETURN TO:

SIGNATURE: /s/ James J Bernhard
ARDC No. 6255630
December 13, 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
14-23-07574

NOTE: This law firm is a debt collector.

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No. 2023CH09980

1325 Westchester Blvd
Westchester, IL 60154

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 December 13, 2023.

By: Sandra Roldan