

# UNOFFICIAL COPY

Doc#. 2403341151 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/02/2024 12:52 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

United Community Bank

PLAINTIFF

No. 2024CH00663

Vs.

Edward Ipema IV; Unknown Owners and Nonrecord  
Claimants

DEFENDANTS

15502 Lamon Avenue  
Oak Forest, IL 60452

## 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:  
Edward Ipema IV
- (iv) The legal description is:

LOT 2 ON BLOCK 27 IN A. T. MCINTOSH AND COMPANY CICERO AVENUE  
SUBDIVISION IN SECTIONS 15 AND 16, TOWNSHIP 36 NORTH, RANGE 13, EAST OF  
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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**TAX PARCEL NUMBER:** 28-16-402-014-0000

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

15502 Lamon Avenue  
Oak Forest, IL 60452

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

a) Mortgagors:

Edward Ipema IV

b) Mortgagee:

Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Standard Bank and Trust Company

c) Date of mortgage: 9/27/2013

d) Date and place of recording:

10/21/2013

Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 1329401060

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

SIGNATURE: /s/ Matthew Naglewski

ARDC No. 6322722

February 2, 2024

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

14-24-00263

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

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15502 Lamon 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/ Matthew Naglewski  
6322722

Codilis & Associates, P.C.  
15W030 North Frontage Road, Suite 100  
Burr Ridge, IL 60527  
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Cook #21762  
14-24-00263

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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 February 2, 2024.

By: Sandra Roldan