

# UNOFFICIAL COPY

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Karen A. Yarbrough  
Cook County Clerk  
Date: 02/05/2024 11:31 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

U.S. Bank Trust National Association, not in its individual  
capacity but solely as owner trustee for REO Trust 2017-  
RPL1

PLAINTIFF

Vs.

Daniest Graves; U.S. Bank Trust National Association,  
not in its individual capacity but solely as owner trustee  
for REO Trust 2017-RPL1; LVNV Funding LLC;  
Unknown Owners and Nonrecord Claimants  
DEFENDANTS

No. 2024CH00683

10754 South Lafayette 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:  
Daniest Graves
- (iv) The legal description is:

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LOT 34, (EXCEPT THE NORTH 2 FEET THEREOF) AND THE NORTH 9 FEET OF LOT 35, IN SPINNEY AND FLAVIN'S SUBDIVISION OF BLOCK 40, IN THE SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**TAX PARCEL NUMBER:** 25-16-405-035-0000

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

10754 South Lafayette Avenue  
Chicago, IL 60628

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

a) Mortgagors:  
Daniei Graves

b) Mortgagee:  
Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Decision One Mortgage Company, LLC

c) Date of mortgage: 7/13/2005

d) Date and place of recording:  
7/27/2005  
Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 0520826113

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

SIGNATURE: /s/ Ryan Grotz  
ARDC No. 6309144  
February 5, 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  
14-23-07724

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

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DEFENDANTS

No. 2024CH00683

10754 South Lafayette Avenue  
Chicago, IL 60628

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

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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 5, 2024.

By: Sandra Roldan