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KAREN A. YARBROUGH
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Date 3/8/2024 11:49 AM Pg: 1 of 4

Above space for Recorder's User Only

Cook County #21762

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

HSBC Bank USA, National Association, as Trustee for
the benefit of People's Financial Realty Mortgage
Securities Trust, Series 2006-1, Mortgage Pass-Through
Certificates, Series 2006-1

PLAINTIFF

Vs.

Carlos Espinoza; Patricia Madrigal; Unknown Owners
and Nonrecord Claimants

DEFENDANTS

No. 2023CH07534

3025 West 140th Place
Blue Island, IL 60406

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:
Carlos Espinoza
Patricia Madrigal
- (iv) The legal description is:

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LOT 22 IN BLOCK 8 IN CALIFORNIA GARDENS, IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON APRIL 27, 1954, AS DOCUMENT NUMBER 1519870.

TAX PARCEL NUMBER: 28-01-322-003-0000

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

3025 West 140th Place
Blue Island, IL 60406

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

a) Mortgagors:

Carlos Espinoza
Patricia Madrigal

b) Mortgagee:

Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for People's Choice Home Loan, Inc.

c) Date of mortgage: 5/11/2006

d) Date and place of recording:

5/17/2006

Office of the Recorder of Deeds of Cook County Illinois

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e) Document Number: 0613733033

THIS DOCUMENT WAS PREPARED BY/ RETURN TO:

SIGNATURE: /s/ Ryan Grotz
ARDC No. 6309144
March 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
14-23-04235

NOTE: This law firm is a debt collector.

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Blue Island, IL 60406

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 March 5, 2024.

By: Sandra Roldan