

# UNOFFICIAL COPY

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KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 4/4/2024 3:42 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

Freedom Mortgage Corporation

PLAINTIFF

No. 2024CH02810

Vs.

Paul G. Ruane; Unknown Owners and Nonrecord  
Claimants

DEFENDANTS

3906 Church St  
Evanston, IL 60203

## 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:  
Paul G. Ruane
- (iv) The legal description is:

LOTS 18 AND 19 IN BLOCK 2 IN HARRY A. ROTH AND COMPANY'S CRAWFORD CHURCH TERMINAL SUBDIVISION NO. 3, BEING A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTH WEST 1/4 LYING SOUTH OF A LINE

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16.096 CHAINS (OR 1062.336 FEET) SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTH WEST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**TAX PARCEL NUMBER:** 10-14-120-035-0000  
10-14-120-036-0000

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

3906 Church St  
Evanston, IL 60203

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

a) Mortgagors:  
Paul G. Ruane

b) Mortgagee:  
Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Stearns Lending, LLC

c) Date of mortgage: 6/2/2016

d) Date and place of recording:  
8/3/2016  
Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 1621617040

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

SIGNATURE: /s/ James J Bernhard  
ARDC No. 6255630  
April 4, 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  
14-24-02074

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

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Vs.

Paul G. Ruane; Unknown Owners and Nonrecord  
Claimants  
DEFENDANTS

No. 2024CH02810

3906 Church St  
Evanston, IL 60203

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 April 4, 2024.

By: Sandra Roldan