

# UNOFFICIAL COPY

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KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 4/15/2024 3:34 PM 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

Mortgage Assets Management, LLC  
PLAINTIFF

Vs.

Lydia Shepard; United States of America - Secretary of  
Housing and Urban Development; Village of Maywood;  
Unknown Heirs and Legatees of Iree Shepard; Unknown  
Owners and Nonrecord Claimants  
DEFENDANTS

No. 2024CH03083

208 S 8th Avenue  
Maywood, IL 60153

## 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:  
Lydia Shepard  
Unknown Heirs and Legatees of Iree Shepard
- (iv) The legal description is:

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LOT 16 AND THE SOUTH 2/3 OF LOT 17 IN BLOCK 63 IN MAYWOOD IN SECTIONS 2, 11 AND 14, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**TAX PARCEL NUMBER:** 15-11-300-009-0000

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

208 S 8th Avenue  
Maywood, IL 60153

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

a) Mortgagors:

Lydia Shepard

b) Mortgagee:

Urban Financial Group

c) Date of mortgage: 1/23/2009

d) Date and place of recording:

2/4/2009

Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 0903508441

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

SIGNATURE: /s/ Ryan Grotz

ARDC No. 6309144

April 15, 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

14-23-07288

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

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No. 2024CH03083

208 S 8th Avenue  
Maywood, IL 60153

### 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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Burr Ridge, IL 60527  
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Cook #21762  
14-23-07288

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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 15, 2024.

By: Sandra Roldan