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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

Citizens Bank, N.A.

PLAINTIFF

No. 2024CH03740

Vs.

7941 S Artesian Ave., Chicago, IL 60652

Bettye J. Sanders; City of Chicago; Unknown Owners and
Nonrecord Claimants

DEFENDANTS

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:
Bettye J. Sanders
- (iv) The legal description is:

LOT 29 IN BLOCK 1 IN FIRST ADDITION TO HINKAMP AND COMPANY'S WESTERN AVENUE SUBDIVISION, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE

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THIRD PRINCIPAL MERIDIAN, EXCEPT THE WEST 33 FEET THEREOF BEING FOR RAILROAD AND EXCEPT THAT PART TAKEN FOR WIDENING WESTERN AVENUE AND WEST 79TH STREET, IN COOK COUNTY, ILLINOIS.

TAX PARCEL NUMBER: 19-36-207-013-0000

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

7941 S Artesian Ave.
Chicago, IL 60652

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

a) Mortgagors:

Bettye J. Sanders

b) Mortgagee:

Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for RBS Citizens, N.A.

c) Date of mortgage: 5/2/2012

d) Date and place of recording:

5/8/2012

Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 1212934038

THIS DOCUMENT WAS PREPARED BY/ RETURN TO:

SIGNATURE: /s/ Matthew Naglewski

ARDC No. 6322722

April 29, 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

14-24-02568

NOTE: This law firm is a debt collector.

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Vs.

Bettye J. Sanders; City of Chicago; Unknown Owners
and Nonrecord Claimants

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No. 2024CH03740

7941 S Artesian Ave., Chicago, IL 60652

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.
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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 29, 2024.

By: Sandra Roldan