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CEDRIC GILES

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Cook County #21762

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

Citizens Bank, N.A.

PLAINTIFF

Vs.

No. 2024CH03734

Jose Galvan a/k/a Jose A. Galvan a/k/a Asencion Galvan,
Hortencia Galvan a/k/a Hortencia H. Galvan ; State of
Illinois - Department of Revenue; Village of Franklin
Park; Unknown Owners and Nonrecord Claimants

DEFENDANTS

3146 Dora Street, Franklin Park, IL 60131

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:
Jose Galvan a/k/a Jose A. Galvan a/k/a Asencion Galvan
Hortencia Galvan a/k/a Hortencia H. Galvan
- (iv) The legal description is:

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LOT 29 IN PARAMOUNT'S FRANKLIN GARDENS, A RESUBDIVISION OF LOT NO. 1 TO 4 INCLUSIVE IN BLOCK 1 OF TURNER PARK LAND ASSOCIATION SUBDIVISION OF THAT PART OF THE WEST HALF OF THE NORTH WEST QUARTER OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF GRAND AVENUE, IN COOK COUNTY, ILLINOIS.

TAX PARCEL NUMBER: 12-28-103-021-0000

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

3146 Dora Street
Franklin Park, IL 60131

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

a) Mortgagors:

Jose Galvan a/k/a Jose A. Galvan a/k/a Asencion Galvan
Hortencia Galvan a/k/a Hortencia H. Galvan

b) Mortgagee:

RBS Citizens, NA

c) Date of mortgage: 7/1/2008

d) Date and place of recording:

7/17/2008

Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 0819908147

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

14-24-02430

NOTE: This law firm is a debt collector.

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Jose Galvan a/k/a Jose A. Galvan a/k/a Asencion Galvan;
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No. 2024CH03734

3146 Dora Street, Franklin Park, IL 60131

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

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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