

# UNOFFICIAL COPY

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CEDRIC GILES  
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Date 4/29/2024 1:37 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

Citizens Bank NA f/k/a RBS Citizens NA  
PLAINTIFF

No. 2024CH03702

Vs.

18358 Wildwood Ave, Lansing, IL 60438

Desiree Ambrose; 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:  
Desiree Ambrose
- (iv) The legal description is:

THE LAND IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AS FOLLOWS:

# UNOFFICIAL COPY

THE EAST 1/2 OF THE SOUTH 1/2 OF LOT 6 IN BLOCK 5 IN RIDGEWOOD GARDENS ADDITION, A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, IL EXCEPT THE CHICAGO AND GRAND TRUNK RAILROAD RIGHT OF WAY AS LOCATED THROUGH SAID SECTION 31.

**TAX PARCEL NUMBER:** 30-31-408-015-0000

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

18358 Wildwood Ave  
Lansing, IL 60438

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

a) Mortgagors:

Desiree Ambrose

b) Mortgagee:

Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Compass Mortgage, Inc.

c) Date of mortgage: 6/3/2021

d) Date and place of recording:

6/9/2021

Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 2116010221

**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

14-24-02556

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

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Citizens Bank NA f/k/a RBS Citizens NA  
PLAINTIFF

Vs.

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No. 2024CH03702

18358 Wildwood Ave, Lansing, IL 60438

### 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