

UNOFFICIAL COPY

Doc#: 2412724284 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/6/2024 11:17 AM 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**

Mutual of Omaha, Inc.

PLAINTIFF

Vs.

No. 2024CH04126

Richard A. Teruel; United States of America - Federal
Housing Commissioner; James A. Teruel; Regina M.
Teruel; Unknown Owners and Nonrecord Claimants

DEFENDANTS

4010 N Octavia Avenue, Norridge, IL 60706

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:
Richard A. Teruel
James A. Teruel
Regina M. Teruel
- (iv) The legal description is:

UNOFFICIAL COPY

LOT 34 IN VOLK BROTHERS SECOND ADDITION TO SHAW ESTATES BEING A SUBDIVISION IN THE SOUTHEAST 1/4-OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 2, 1925, AS DOCUMENT 8760260, IN COOK COUNTY, ILLINOIS.

TAX PARCEL NUMBER: 12-13-415-028-0000

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

4010 N Octavia Avenue
Norridge, IL 60706

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

a) Mortgagors:

Ellen M. Teruel executed the mortgage, however this individual is deceased and is not named as a defendant in this lawsuit

b) Mortgagee:

Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Mutual of Omaha Mortgage, Inc.

c) Date of mortgage: 3/11/2023

d) Date and place of recording:

3/23/2023

Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 2308246043

THIS DOCUMENT WAS PREPARED BY/ RETURN TO:

SIGNATURE: /s/ James J Bernhard
ARDC No. 6255630
May 6, 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
14-24-02703

NOTE: This law firm is a debt collector.

UNOFFICIAL COPY

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

Mutual of Omaha, Inc.

PLAINTIFF

Vs.

Richard A. Teruel; United States of America - Federal
Housing Commissioner; James A. Teruel; Regina M.
Teruel; Unknown Owners and Nonrecord Claimants

DEFENDANTS

No. 2024CH04126

4010 N Octavia Avenue, Norridge, IL 60706

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

Codilis & Associates, P.C.
15W030 North Frontage Road, Suite 100
Burr Ridge, IL 60527
(630) 794-5300
pleadings@il.cslegal.com
Cook #21762
14-24-02703

NOTE: This law firm is a debt collector.

PROOF OF SERVICE

I, the undersigned, a non-attorney, certify that a copy of this notice was served by electronic transmission on May 6, 2024.

By: Sandra Roldan