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CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/9/2024 2:28 PM Pg: 1 of 4

Above space for Recorder's User Only

Cook County #21762

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

US Bank Trust National Association, Not In Its Individual
Capacity But Solely As Owner Trustee For VRMTG
Asset Trust

PLAINTIFF

No. 2024CH04291

Vs.

Melissa Nelson; U.S. Bank National Association, as
Indenture Trustee for Towd Point Mortgage Trust 2019-
HY1; State of Illinois - Department of Revenue; Eddy
Square Condominium Association; Unknown Owners and
Nonrecord Claimants

DEFENDANTS

1347 W Eddy St Apt 308, Chicago, IL 60657

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:
Melissa Nelson
- (iv) The legal description is:

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PARCEL 1:

UNIT 1347-308 IN THE EDDY SQUARE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 18 AND 19 (EXCEPT THAT PART WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +18.62 FEET CHICAGO CITY DATUM (ALL ELEVATIONS HEREINAFTER DESCRIBED ARE CHICAGO CITY DATUM) AND WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +28.20 FEET AND IS BOUNDED AND DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 18; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 18, A DISTANCE OF 1.04 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 35 SECONDS WEST, 1.50 FEET TO THE PLACE OF BEGINNING; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 43.50 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 35 SECONDS WEST, 22.07 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 5.00 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 35 SECONDS WEST, 44.54 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 26 SECONDS WEST, 10.98 FEET TO A POINT HEREINAFTER REFERRED TO POINT 'A'; THENCE NORTH 00 DEGREES 06 MINUTES 35 SECONDS EAST, 4.96 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 26 SECONDS WEST, 11.32 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 35 SECONDS EAST, 0.22 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 26 SECONDS WEST, 5.20 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 35 SECONDS EAST, 61.41 FEET TO THE PLACE OF BEGINNING, ALSO EXCEPT THAT PART OF SAID LOTS 18 AND 19 WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +18.61 FEET AND WHICH LIES BELOW THE FOLLOWING HORIZONTAL, INCLINING AND DECLINING PLANES AND IS BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT POINT 'A' AFORESAID; THENCE NORTH 89 DEGREES 59 MINUTES 26 SECONDS WEST ALONG A HORIZONTAL PLANE HAVING AN ELEVATION OF 27.04 FEET, A DISTANCE OF 3.70 FEET; THENCE CONTINUING NORTH 89 DEGREES 59 MINUTES 26 SECONDS WEST ALONG A DECLINE PLANE, A DISTANCE OF 6.45 FEET TO A POINT HAVING AN ELEVATION OF +22.10; THENCE NORTH 00 DEGREES 06 MINUTES 35 MINUTES EAST ALONG A HORIZONTAL PLANE HAVING AN ELEVATION OF +22.10 FEET, A DISTANCE OF 4.96 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 26 SECONDS EAST ALONG AN INCLINING PLANE A DISTANCE OF 6.45 FEET TO A POINT HAVING AN ELEVATION OF +27.04 FEET; THENCE CONTINUING SOUTH 89 DEGREES 59 MINUTES 26 SECONDS EAST ALONG A HORIZONTAL PLANE HAVING AN ELEVATION OF +27.04 FEET, A DISTANCE OF 3.70 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 35 FEET WEST ALONG A HORIZONTAL PLANE HAVING AN ELEVATION OF +27.04 FEET A DISTANCE OF 4.96 FEET TO THE PLACE OF BEGINNING), ALL IN BLOCK 3 IN OLIVER'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 10, 2006 AS DOCUMENT NUMBER 0622339000 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

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TAX PARCEL NUMBER: 14-20-305-040-1024

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

1347 W Eddy St Apt 308
Chicago, IL 60657

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

a) Mortgagor(s):
Melissa Nelson

b) Mortgagee:
Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Guaranteed Rate, Inc.

c) Date of mortgage: 11/7/2014

d) Date and place of recording:
11/21/2014
Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 1432548042

THIS DOCUMENT WAS PREPARED BY/ RETURN TO:

SIGNATURE: /s/ James J Bernhard
ARDC No. 6255630
May 9, 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
14-24-02641

NOTE: This law firm is a debt collector.

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DEFENDANTS

No. 2024CH04291

1347 W Eddy St Apt 308, Chicago, IL 60657

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 Bernhardt
6255630

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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 May 9, 2024.

By: Denice DeVos