

# UNOFFICIAL COPY

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CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/14/2024 11:15 AM Pg: 1 of 3

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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**

Freedom Mortgage Corporation

**PLAINTIFF**

Vs.

Sargon Khayou; United States of America; State of  
Illinois - Department of Revenue; Unknown Owners and  
Nonrecord Claimants

**DEFENDANTS**

No. 2024CH04407

7408 Kedvale Ave, Skokie, IL 60076

**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:  
Sargon Khayou
- (iv) The legal description is:

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LOT 33 IN KRENN AND DATO'S THIRD HOWARD-CRAWFORD ADDITION, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 42 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**TAX PARCEL NUMBER:** 10-27-412-032-0000

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

7408 Kedvale Ave  
Skokie, IL 60076

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

a) Mortgagors:  
Sargon Khayou

b) Mortgagee:  
Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Homebridge Financial Services, Inc.

c) Date of mortgage: 9/14/2022

d) Date and place of recording:  
9/19/2022  
Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 2226213110

**THIS DOCUMENT WAS PREPARED BY/ RETURN TO:**

SIGNATURE: /s/ Kimberly L. Nyberg  
ARDC No. 6345914  
May 13, 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  
14-24-02852

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

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### 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/ Kimberly L. Nyberg  
6345914

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 May 13, 2024.

By: Sandra Roldan