

# UNOFFICIAL COPY

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Date 7/24/2024 3:47 PM Pg: 1 of 4

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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 VPMTG Asset  
Trust

PLAINTIFF

Vs.

Colm Treacy; Tuan Anh Hoang; State of Illinois -  
Department of Revenue; Julie Mai Kirkel; Unknown  
Owners and Nonrecord Claimants

DEFENDANTS

No. 2024CH06888

4911 N Ashland Avenue  
Chicago, IL 60640

## 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:  
Colm Treacy  
Tuan Anh Hoang
- (iv) The legal description is:

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THE SOUTH 1/2 OF LOT 7 (EXCEPT THAT PART TAKEN FOR ASHLAND AVENUE), IN BLOCK 1, IN THE SUBDIVISION BY GEORGE TAYLOR, TRUSTEE OF THE NORTH 10 ACRES OF THAT PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 7 AND THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BETWEEN THE GREEN BAY ROAD AND THE CHICAGO AND NORTHWESTERN RAILROAD, IN SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**TAX PARCEL NUMBER:** 14-08-309-009-0000

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

4911 N Ashland Avenue  
Chicago, IL 60640

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

a) Mortgagors:  
Colm Treacy  
Tuan Anh Hoang

b) Mortgagee:  
Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for American Bank & Trust Company, NA

c) Date of mortgage: 10/23/2009

d) Date and place of recording:  
11/4/2009  
Office of the Recorder of Deeds of Cook County Illinois

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e) Document Number: 0930849041

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

SIGNATURE: /s/ Kimberly L. Nyberg  
ARDC No. 6345914  
July 24, 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  
14-24-04464

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

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DEFENDANTS

No. 2024CH06888

4911 N Ashland Avenue  
Chicago, IL 60640

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

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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 July 24, 2024.

By: Sandra Roldan