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CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 8/27/2024 3:20 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

TH MSR Holdings LLC

PLAINTIFF

No. 2024CH08034

Vs.

7758 Meade Ave
Burbank, IL 60459

Elia Gonzalez; Nubia Martha Tostado; KeyBank USA
N.A. ; 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:
Elia Gonzalez
Nubia Martha Tostado
- (iv) The legal description is:

LOT 20 IN BLOCK 5 IN F.H. FIRST ADDITION TO GREATER 79TH STREET
SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST

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1/4 OF SECTION 30, ALSO IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TAX PARCEL NUMBER: 19-29-305-040-0000

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

7758 Meade Ave
Burbank, IL 60459

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

a) Mortgagors:

Elia Gonzalez
Nubia Martha Tostado

b) Mortgagee:

Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Fairway Independent Mortgage Corporation

c) Date of mortgage: 10/29/2020

d) Date and place of recording:

1/5/2021

Office of the Recorder of Deeds of Cook County Illinois

e) Document Number: 2100501107

THIS DOCUMENT WAS PREPARED BY/ RETURN TO:

SIGNATURE: /s/ Kimberly L. Nyberg
ARDC No. 6345914
August 27, 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
14-24-01582

NOTE: This law firm is a debt collector.

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No. 2024CH08034

7758 Meade Ave
Burbank, IL 60459

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 August 27, 2024.

By: Sandra Roldan