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1118241053

Doc#: 1118241053 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/01/2011 02:33 PM Pg: 1 of 4

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

HSBC BANK USA, NATIONAL ASSOCIATION AS  
TRUSTEE FOR BCAP L/C TRUST 2006-AA2,

Plaintiff(s),

vs.

VOLODYMYR MARKIV, OKSANA MARKIV,  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC., PARK PLACE CONDOMINIUMS,  
UNKNOWN TENANTS, UNKNOWN OWNERS AND  
NON-RECORD CLAIMANTS,

Defendant(s).

Case No.

11 CH 23196

### LIS PENDENS NOTICE

I, the undersigned, do hereby certify that the above entitled cause for foreclosure was filed with the Clerk of the Court on 06/29/2011, and is now pending in said Court and that the property affected by said cause is described as follows:

SEE ATTACHED LEGAL DESCRIPTION:

Tax Number: 10-31-101-037-1002


Common Address: 7120 MILWAUKEE AVENUE, UNIT 202, NILES, IL 60714 in Cook County, Illinois.

1. The names of all Plaintiffs, Defendants and the Case Number are set forth above.
2. The Court in which the action was brought is set forth above.

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3. The names of the title holders of record are:  
OKSANA MARKIV and VOLODYMYR MARKIV
4. The legal description is set forth above.
5. The common address of the property is set forth above.
6. Identification of the Mortgage sought to be foreclosed:
  - a. Mortgagors:  
VOLODYMYR MARKIV AND OKSANA MARKIV
  - b. Mortgagee:  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS  
NOMINEE FOR INDYMAC BANK, F.S.B
  - c. Date of Mortgage:  
October 9, 2006
  - d. Date and Place of Recording:  
October 28, 2006  
Cook County Recorder's Office
  - e. Document Number:  
0629902336
  - f. Other parties in Interest:  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., PARK  
PLACE CONDOMINIUMS, VOLODYMYR MARKIV, OKSANA MARKIV  
NONRECORD CLAIMANTS, UNKNOWN TENANTS and UNKNOWN  
OWNERS.

Witness my hand and seal of said Court.

BY:   
 LAW OFFICES OF IRA T. NEVEL, LLC.,  
 BY ONE OF ITS ATTORNEYS

RETURN TO:  
 LOCK BOX 167  
 Attorney No. 18837  
**LAW OFFICES OF IRA T. NEVEL, LLC**  
 Ira T. Nevel  
 Timothy R. Yueill  
 Greg Elsnic  
 Michelle R. Ralledge  
 Lauren Lukoff  
 Meira Greenberg  
 175 North Franklin St. Suite 201  
 Chicago, Illinois 60606  
 (312) 357-1125

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Unit 202 in the Park Place Condominiums as delineated on a survey of the following described land:

**Parcel 1:** Lot 2, except therefrom that part which lies Northeasterly of the following described line: beginning at a point on the Northerly line of Lot 2 in the subdivision of Lot 4 aforesaid, said point being 10 feet normal to the Northeasterly line of said Lot 2 extended Northwesterly; thence Southeasterly along a straight line to a point on the South line of said Lot 2 being a 6.92 feet West of South East corner of said Lot 2, all in the subdivision of the part of Lot 4; in Circuit Court Partition of Lot 4 in Assessor's Division of the North  $\frac{1}{2}$  of Section 31, Township 41 North, Range 13, East of the Third Principal Meridian, lying East of Evergreen Avenue, in Cook County, Illinois.

**Parcel 2:** Lots 1 through 4, except that part of Lots 1 and 2 lying Northeasterly of the following described line; beginning at a point on the Northerly line of said Lot 1 in Ruesch's Milwaukee Avenue Subdivision being 3.35 feet West of the Northeast corner of said Lot 1; thence Southeasterly along a straight line through said Lots 1 and 2 in Ruesch's Milwaukee Avenue Subdivision to a point on the Northeasterly lot line of said Lot 2 in Ruesch's Milwaukee Avenue subdivision, said point being 15 feet South of the Northeast Corner of said Lot 2 (as measured along the said Northeasterly lot line of Lot 2), all in Ruesch's Milwaukee Avenue Subdivision of part of the Northwest Fractional  $\frac{1}{4}$  of Section 31, Township 41 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

**Parcel 3:** The East  $\frac{1}{2}$  of vacated alley lying West of and adjoining Lots 1 through 4 aforesaid,

**Parcel 4:** Lots 5, 6, 7, 8, 9, 10, 11, 12 (excepting therefrom that part of lot 12 described as follows: Beginning at the Southeast corner of said Lot, thence Westerly along the South line of Lot 12 for a distance of 20 feet; thence Northeasterly along a straight line to a point on the Northeasterly line of Lot 12, said point being 20 feet Northwest of the point of beginning measured along the Northeasterly line of said Lot 12, thence Southeasterly along said line to the point of beginning) and Lots 13, 14, 15, 16 and 17 in Ruesch's Milwaukee Avenue Subdivision of part of the North West Fractional  $\frac{1}{4}$  of Section 31, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

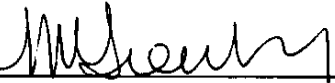
**Parcel 5:** The East  $\frac{1}{2}$  of vacated alley lying West of and adjoining Lots 5 to 12 aforesaid, the West  $\frac{1}{2}$  of vacated alley lying East of and adjoining Lots 13 to 16 aforesaid, and all of vacated alley lying between Lots 16 and 17 aforesaid, which survey is attached as exhibit "A" to the Declaration of Condominium made by Parkway Bank and Trust Company, as trustee under trust agreement dated June 15, 1992 and known as trust number 10352 recorded March 22, 1994 as document 94258673 together with its undivided percentage interest in the common elements, in Cook County, Illinois

Also the Exclusive right to the use of parking space P28 and Storage Space S24 limited common elements as delineated on the survey attached as to the Declaration aforesaid recorded as document 94258673, in Cook County, Illinois.

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## CERTIFICATE OF SERVICE BY MAIL

The undersigned Attorney, certify that a copy of this Lis Pendens has been simultaneously mailed to the Illinois Department of Financial & Professional Regulation, Division of Banking, 122 S. Michigan Avenue, 19<sup>th</sup> Floor, Chicago, Illinois 60603 Attn: HB 4050 Pilot Program, with proper postage prepaid.

BY:   
LAW OFFICES OF IRA T. NEVEL, LLC.,  
BY ONE OF ITS ATTORNEYS

RETURN TO:  
LOCK BOX 167

Attorney No. 18837  
**LAW OFFICES OF IRA T. NEVEL, LLC**  
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Property of Cook County Clerk's Office