

# UNOFFICIAL COPY

Doc#. 2315028015 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/30/2023 09:22 AM Pg: 1 of 5

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

CALIBER HOME LOANS, INC.,

Plaintiff,

vs.

LEONID MARKEVYCH AND INHA  
SYCHIKOVA,

Defendants.

CASE NO. 23-CH-04842  
CALENDAR 63

PROPERTY ADDRESS:  
5309 N. DELPHIA AVE. UNIT  
210  
CHICAGO, IL 60656

**NOTICE OF FORECLOSURE (LIS PENDENS)**  
**(735 ILCS 5/15 1503)**

The undersigned certifies that the above-entitled mortgage foreclosure action was filed on May 17, 2023 and is now pending.

- i. The names of all plaintiffs and the case number are identified above.
- ii. The court in which said action was brought is identified above.
- iii. The name of the title holder of record is: Leonid Markevych.
- iv. A legal description of the real estate sufficient to identify it with reasonable certainty is as follows:

UNIT NUMBER 210 IN 5307-17 NORTH DELPHIA AVENUE/INNISBROOK I  
CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING  
DESCRIBED PARCEL OF REAL ESTATE: THAT PART OF LOT 4 IN  
ALBERT SCHORSCH'S SON'S CATHERINE COURTS TRACT NUMBER 1,  
IN THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF  
SECTION 11, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD  
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS  
FOLLOWS:

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COMMENCING AT THE NORTHEAST CORNER OF LOT 1 IN SAID ALBERT SCHORSCH SON'S CATHERINE COURTS TRACT NUMBER 1; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 AND THE NORTH LINE OF LOT 3 IN SAID SUBDIVISION 965.76 FEET; THENCE SOUTH 468.26 FEET TO THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED; THENCE SOUTH 159.0 FEET TO THE SOUTH LINE OF SAID LOT 4; THENCE NORTH 01 DEGREES 38 MINUTES 10 SECONDS EAST 158.98 FEET; THENCE EAST 304.86 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY MC NERNEY-GOSLIN, INC., AN ILLINOIS CORPORATION, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22199542, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 12-11-119-020-1029

v. A common address or description of the location of the real estate is as follows:  
5309 N. Delphia Ave. Unit 210, Chicago, IL 60656

vi. An identification of the mortgage sought to be foreclosed is as follows:

Names of Mortgagors: Leonid Markevych, married and Inha Sychikova, married  
Name of Mortgagee: "MERS", Mortgage Electronic Registration Systems, Inc., as Mortgagee, acting solely as nominee for Bluestar Mortgage, Inc., its successors and assigns

Date of Mortgage: April 19, 2018

Date of recording: April 26, 2018

County where recorded: Cook County

Recording document identification: Document No. 1811606097

Dated this 26th day of May, 2023

Signature \_\_\_\_\_



Faiq Mihar  
Attorney for Plaintiff

Address: 601 East William Street, Decatur, IL 62523

XX Attorney of Record \_\_\_\_\_ Party to said cause

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(check one)

This document was prepared by: Faiq Mihlar  
Heavner, Beyers & Mihlar, LLC  
Whose address is: P.O. Box 740  
Decatur, IL 62525

MAIL TO: Heavner, Beyers & Mihlar, LLC  
P.O. Box 740  
Decatur, IL 62525

NO CHANGE IN TAXES

Faiq Mihlar (#6274089)  
HEAVNER, BEYERS & MIHLAR, LLC - #40387  
Attorneys at Law  
P.O. Box 740  
Decatur, IL 62525

Property of Cook County Clerk's Office

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PROPERTY ADDRESS:  
5309 N. DELPHIA AVE. UNIT  
210  
CHICAGO, IL 60656

## CERTIFICATE OF SERVICE

I caused to be sent via electronic mail a copy of the Notice of Foreclosure (Lis Pendens) address as follows:

Illinois Department of Financial and Professional Regulation  
Division of Banking  
ATTN: Anti Predatory Lending Database  
veritecops@ilapld.com

### LEGAL:

UNIT NUMBER 210 IN 5307-17 NORTH DELPHIA AVENUE/INNISBROOK I  
CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING  
DESCRIBED PARCEL OF REAL ESTATE: THAT PART OF LOT 4 IN  
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Permanent Index Number: 12-11-119-020-1029

Commonly known as: 5309 N. Delphia Ave. Unit 210, Chicago, IL 60656

\_\_\_\_\_  
Faiq Mihlar  
Heavner, Beyers & Mihlar, LLC

Under penalties as provided by law pursuant to Section 1-109 of the Code of Civil Procedure, the undersigned certifies that the statements set forth in this instrument are true and correct.

Dated 5/26/23

By \_\_\_\_\_  
Faiq Mihlar (#6274089), Its Attorney  
Of Heavner, Beyers & Mihlar, LLC

**PREPARED BY AND RETURN TO:**

Faiq Mihlar (#6274089)  
HEAVNER, BEYERS & MIHLAR, LLC - #40387  
Attorneys at Law  
P.O. Box 740  
Decatur, IL 62525

Send Notice/Pleadings to:  
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