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Karen A. Yarbrough
Cook County Clerk
Date: 05/31/2023 10:06 AM Pg: 1 of 6

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

THE BANK OF NEW YORK MELLON FKA THE
BANK OF NEW YORK, AS TRUSTEE FOR THE
CERTIFICATEHOLDERS OF CWALT, INC.,
ALTERNATIVE LOAN TRUST 2005-86CB,
MORTGAGE PASS-THROUGH CERTIFICATES,
SERIES 2005-86CB,

Plaintiff,

vs.

RUBIELA KEFFLER, MONICA KEFFLER,
CITIBANK, NATIONAL ASSOCIATION
SUCCESSOR BY MERGER TO CITIBANK,
FEDERAL SAVINGS BANK AND WESTGATE
CROSSING CONDOMINIUMS CONDOMINIUM
ASSOCIATION,

Defendants.

CASE NO. 23-CH-05133
CALENDAR 59

PROPERTY ADDRESS:
7554 N CALIFORNIA AVE.
#202
CHICAGO, IL 60645

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

The undersigned certifies that the above-entitled mortgage foreclosure action was filed on May 25, 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 names of the title holders of record are: Rubiela Keffler as Joint Tenant and Monica Keffler as Joint Tenant.
- iv. A legal description of the real estate sufficient to identify it with reasonable certainty is as follows:

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PARCEL 1:

UNIT 202 IN THE WESTGATE CROSSING CONDOMINIUM, AS
DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED
PROPERTY:

LOTS 1, 2 AND 3 IN BLOCK 1 IN OLIVER SALINGER AND COMPANY'S
HOWARD STREET ADDITION TO ROGERS PARK, BEING A
SUBDIVISION OF THE NORTH QUARTER OF THE NORTHEAST 1/4 OF
THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF
CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0527727021,
TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE
COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-2, LIMITED
COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED
TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT
0527727021.

Permanent Index Number: 10-25-303-055-1002 f/k/a 10-25-303-049-0000

v. A common address or description of the location of the real estate is as follows:
7554 N California Ave. #202, Chicago, IL 60645

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

Names of Mortgagors: Rubiela Keffler, an unmarried woman and Monica Keffler, an
unmarried woman

Name of Mortgagee: "MERS", Mortgage Electronic Registration Systems, Inc., as
Mortgagee, acting solely as nominee for Guaranteed Rate Inc., its successors and assigns

Date of Mortgage: October 4, 2005

Date of recording: October 6, 2005

County where recorded: Cook County

Recording document identification: Document No. 0527904135

Dated this 30th day of May, 2023

Signature _____

Faiq Mihlar
Attorney for Plaintiff

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Address: 601 East William Street, Decatur, IL 62523

XX Attorney of Record _____ Party to said cause
(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

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COUNTY DEPARTMENT- CHANCERY DIVISION

THE BANK OF NEW YORK MELLON FKA THE
BANK OF NEW YORK, AS TRUSTEE FOR THE
CERTIFICATEHOLDERS OF CWALT, INC.,
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MORTGAGE PASS-THROUGH CERTIFICATES,
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RUBIELA KEFFLER, MONICA KEFFLER,
CITIBANK, NATIONAL ASSOCIATION
SUCCESSOR BY MERGER TO CITIBANK,
FEDERAL SAVINGS BANK AND WESTGATE
CROSSING CONDOMINIUMS CONDOMINIUM
ASSOCIATION,

Defendants.

CASE NO. 23-CH-05133
CALENDAR 59

PROPERTY ADDRESS:
7554 N CALIFORNIA AVE.
#202
CHICAGO, IL 60645

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

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LEGAL:

PARCEL 1:

UNIT 202 IN THE WESTGATE CROSSING CONDOMINIUM, AS
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LOTS 1, 2 AND 3 IN BLOCK 1 IN OLIVER SALINGER AND COMPANY'S
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0527727021.

Permanent Index Number: 10-25-303-055-1002 f/k/a 10-25-303-049-0000

Commonly known as: 7554 N California Ave. #202, Chicago, IL 60645

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 5/30/23

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

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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:

Veronika J. Miles (#6313161)
Email: CookPleadings@hsbattys.com
Telephone: (217) 422-1719
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