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Date 5/6/2024 9:20 AM Pg: 1 of 5

LIS PENDENS NOTICE

STATE OF ILLINOIS
COOK COUNTY

IN THE CIRCUIT COURT OF COOK
COUNTY

COOK COUNTY, ILLINOIS

Type or Print Complete Information

FREEDOM MORTGAGE CORPORATION]

[Reserved for Recorder's Use Only]

Plaintiff,]

CASE NO. 2024CH03745]

vs.]

LIUBOV ZHURAVEL; ANDRIY]
ZHURAVEL; MALIBU COVE]
HOMEOWNERS' ASSOCIATION;]
UNKNOWN OWNERS AND NON-RECORD]
CLAIMANTS;]

Filed With The Court: April 24, 2024]

Defendants.]

LIS PENDENS & NOTICE OF FORECLOSURE

I, the undersigned, do hereby certify that I caused the above entitled mortgage foreclosure action to be filed in the above referenced circuit court and that the property affected by said cause is described as follows:

SEE ATTACHED LEGAL DESCRIPTION

P.I.N. 03-09-409-055-0000

- (i) The names of all plaintiffs, defendants and the case number are set forth above.
- (ii) The court in which the action was brought is set forth above.

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- (iii) The names of the title holders of record are: ANDRIY ZHURAVEL AND LIUBOV ZHURAVEL
- (iv) The legal description is set forth below.
- (v) The common address or location of the property is: 528 SURF CT, WHEELING, IL 60090
- (vi) Identification of the mortgage sought to be foreclosed
 - a) Mortgagors: ANDRIY ZHURAVEL AND LIUBOV ZHURAVEL
 - b) Mortgagee: Mortgage Electronic Registration Systems, Inc. as mortgagee, as nominee for HOME POINT FINANCIAL CORPORATION
 - c) Date of mortgage: December 6, 2021
 - d) Date and place of recording:
December 10, 2021 in the office of the Recorder of Deeds or County Clerk
 - e) Document number: 2134407530

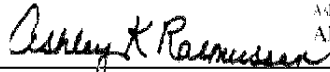
Recording document identification:

The undersigned further certifies pursuant to 735 ILCS 5/15-1218;

- (a) The name and address of the party plaintiff making said claim and asserting said mortgage is: FREEDOM MORTGAGE CORPORATION
- (b) Said plaintiff claims a mortgage lien upon said real estate: 528 SURF CT, WHEELING, IL 60090
- (c) The nature of said claim is the mortgage and foreclosure action described above.
- (d) The names of the persons against whom said claim is made are:
LIUBOV ZHURAVEL; ANDRIY ZHURAVEL;
MALIBU COVE HOMEOWNERS'
ASSOCIATION; UNKNOWN OWNERS AND
NON-RECORD CLAIMANTS
- (e) The legal description of said real estate appears below.

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- (f) The name and address of the person executing this notice appears below.
- (g) The name and address of the person who prepared this notice appears below.


Ashley K. Rasmussen
ARDC 6308095

One of its attorneys
Diaz Anselmo & Associates, LLC

Diaz Anselmo & Associates, LLC
Attorneys for Plaintiff
1771 West Diehl Road, Suite 120
Naperville, IL 60563
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Attorney No. Cook 64727, DuPage 293191
Service E-mail: midwestpleadings@dallegal.com

Prepared by and Return to:
Diaz Anselmo & Associates, LLC
1771 West Diehl Road, Suite 120
Naperville, IL 60563

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EXHIBIT A

THAT PART OF LOT 48 IN MALIBU UNIT NUMBER 1, BEING A RESUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 25, 1979 AS DOCUMENT 24976095, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 48 (BEING A CURVED LINE HAVING A RADIUS OF 60.0 FEET) AN ARC DISTANCE OF 19.88 FEET NORTHEASTERLY OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 11 DEGREES 37 MINUTES 25 SECONDS WEST, 28.05 FEET; THENCE NORTH 00 DEGREES 40 MINUTES NORTH 139 SECONDS WEST, 64.56 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 48, 65.59 FEET NORTHEASTERLY OF THE NORTHWEST CORNER THEREOF, IN COOK COUNTY, ILLINOIS.

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CERTIFICATE OF SERVICE OF LIS PENDENS ON THE ILLINOIS DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATION

AFFIDAVIT

State of Illinois)
) SS
County of Cook)

I, LONA SMITH, on oath do hereby depose and state that I electronically delivered the attached Lis Pendens to the Illinois Department of Financial and Professional Regulation at the Thompson Center, 100 W. Randolph Street, Chicago, IL 60601, on May 3, 2024.

Date: May 3, 2024

Signature: Lona Smith

Name: Lona Smith

Title: Foreclosure Specialist

Company: Diaz Anselmo & Associates LLC

CERTIFICATION

Under penalties as provided by law pursuant to 735 ILCS 5/1-109, the undersigned certifies that the statements set forth in this instrument are true and correct, except as to matters therein stated to be on information and belief and as to such matters the undersigned certifies as aforesaid that he verily believes the same to be true.

Date: May 3, 2024

Signature: Lona Smith

Name: Lona Smith

Title: Foreclosure Specialist

Company: Diaz Anselmo & Associates LLC