## **UNOFFICIAL COPY**

STATE OF ILLINOIS )
) SS
COUNTY OF C O O K )

IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS

DRIFTWOOD CONDOMINIUM ASSOCIATION, an Illinois not-for-profit corporation

Claimant,

VS.

VERONICA D. TEMPLETON

Defendant(s)

PIN: #27-13-204-023-1013

CLAIM FOR LIEN in the amoura of \$1,202.92 plus costs and attorneys' rees



Doc#: 0409044028

Eugene "Gene" Moore Fee: \$30.50 Cook County Recorder of Deeds Date: 03/30/2004 09:19 AM Pg: 1 of 4

### (RESERVED FOR RECORDER'S USE ONLY)

Driftwood Condominium Association, an Illinois not for-profit corporation, hereby files a Claim for Lien against Veronica D. Templeton, of Cook County, Illinois, and states as follows:

As of the date hereof, the said debtor(s) was/were the over (s) of the following land, to wit:

SEE ATTACHED FOR LEGAL DESCRIPTION.

and commonly known as: 15249 Catalina Drive, Unit 2N, Orland Park, Illinois 60462.

That said property is subject to a Declaration of Condominium Ownership recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 24811734. Said Declaration provides for the creation of a lien for the annual assessment or charges of the Association and the Special Assessment for capital improvements together with interest, costs and reasonable attorney's fees necessary for said collection.

That as of the date hereof the assessment due, unpaid and owing to the claimant on account after allowing all credits with interest, costs and attorney's fees the claimant claims a lien on said land in the sum of \$1,202.92, which sum will increase with the levy of future assessments, costs and fees of collection, all of which must be satisfied prior to any release of this lien.

Steven P. Bloomberg MOSS AND BLOOMBERG, LTD. P.O. Box 1158 305 W. Briarcliff Road Bolingbrook, IL 60440 (630) 759-0800

It's Attorney

0409044028 Page: 2 of 4

This instrument is executed and recorded under the provisions of Section 3 of the Illinois Mortgage and Foreclosure Act for the purpose of disclosing of record the following information and so as to prevent the undersigned from being regarded as a nonrecord claimant with respect to the premises and interest of the undersigned herein set forth:

- Driftwood Condominium Association, an Illinois not-for-profit corporation, by (1) Steven P. Bloomberg, MOSS AND BLOOMBERG, LTD., its attorney, causes this Lien to be recorded.
- Real Fstate Lien for delinquent assessments pursuant to a Declaration registered as (2) Document No. 24811734 in the Office of the Recorder of Deeds of Cook County, Illinois.
- The premises to which such right, title, interest, claim or lien pertains are as follows: (3)

and commonly known as: 15249 Catalina Drive. Un.

Dated this 18th day of March, 2004 in Bolingbrook, Illinois.

1 :

## OCNNOR TITLE B TUE 15:16 FAX 31 UNOFFICIAL

#### LEGAL DESCRIPTION:

INIT HUMBER 15249-2 AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HERRINAFTER REFERRED TO AS 'PARCEL'): BEGINNING AT THE NORTHWEST CORNER OF LOT 19 OF HERITAGE MANOR. A SUBDIVISION OF PART OF THE WEST 1/2 OF THE MORTHEAST 1/4 OF SECTION 13. TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN. ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 1, 1976 AS DOCUMENT NUMBER 23693903; THENCE SOUTH 69 DEGREES 54 MINUTES 35 SECONDS EAST ALONG THE WORTH LINE OF SAID LOT 19. 300.25 FEET; THENCE SOUTH OF DEGREES OF MINUTES 25 SECONDS WEST, 68.00 FEET; THENCE NORTH 69 DEGREES 54 MINUTES 35 SECONDS WEST, 101.13 FEST; THENCE SOUTH CO DEGREES 35 MINUTES 25 SECONDS WEST, 84.70 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 35 SECONDS WEST, 199.11 FERT TO A POINT ON THE EAST RIGHT OF WAY LINE OF CATALINA DRIVE; THENCE NORTH OF DECREES OF MINUTES 25 SECONDS EAST ALONG SAID EAST RIGHT OF WAY LINE, 152.70 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, A SURVEY OF SAID PARCEL IS ATTACHED AS EXHIBITIAN TO DECLARATION OF CONDOMINIUM MADE BY HERITAGE/STANDARD BANK AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 9, 1976 AND RICHM AS TRUST NUMBER 4380, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS & DOCUMENT NUMBER 24611734, TOGETHER WITH AN UNDIVIDED PER CENT INTEREST IN SAID PARCED (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SIFVEY!

ALSO TOGETHER WITH THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NO. 15249-2'G', A LIMITED COMMON SLEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFCRESAID RECORDED AS DOCUMENT NUMBER 24812734, IN COOK COUNTY, ILLINOIS

PAGEMENT FOR INTRESS AND ETRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION. OF EAGEMENTS PECORDED OCTOBER 26, 1978 AND RECORDED COVEMBER 13, 1978 AS DOCUMENT 24715143 AND AS SET FORTH IN DECLARATION OF BASEMEN'S PECORDED JANUARY 4, 1980 AS 14's Office DOTUMENT 25395118.

0409044028 Page: 4 of 4

This Clark's Office

# **UNOFFICIAL COPY**

STATE OF ILLINOIS )
(SS. COUNTY OF COOK)

Steven P. Bloomberg, being first duly sworn on oath deposes and says he is the attorney for Driftwood Condominium Association, the above named Claimant, that he has read the foregoing Claim for Lien, knows the contents thereof, and that all statements therein contained are true to the best of his knowledge.

Subscribed and sworn to before me this 18th day of March, 2004.

Notary Public

"OFFICIAL SEAL"
DONNA L. ZONCA
Notary Public, State of Illinois
My Commission Expires 02/11/07

RETURN TO: MOSS AND BLOOMBERG, LTD. P.O. Box 1158 305 W. Briarcliff Road Bolingbrook, IL 60440 (630) 759-0800