UNOFFICIAL COPMINION

STATE OF ILLINOIS )

SS.

COUNTY OF COOK )

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

LEXINGTON GREEN CONDOMINIUM ASSOCIATION an Illinois not-for-profit corporation

Claimant,

VS

ALDO R. GANDIA,

Defendant.

PIN: #07-24-303-017-1222

CLAIM FOR LIEN in the amount of \$1,031.42 plus costs and attorneys' fees

Doc#: 0420231049

Eugene "Gene" Moore Fee: \$30.50

Cook County Recorder of Deeds

Cook County Recorder of Deeds
Date: 07/20/2004 12:09 PM Pg: 1 of 4

(RESERVED FOR RECORDER'S USE ONLY)

Lexington Green Condominium Association, an Illinois not-for-profit corporation, hereby files a Claim for Lien against Aldo R. Gandia of Cook County, Illinois, and states as follows:

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

#### SEE ATTACHED LEGAL DESCRIPTION

and commonly known as: 1558 Seven Pines Road, #A-2, Schaumburg, Illirois 60193.

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. 22925344. Said Declaration provides for the creation of a lien for the annual assessment or charges of the Association and the Special Assessment for expital 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 \$1,031.42, 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.

By:

Its Attorney

PREPARED BY AND RETURN TO: MOSS AND BLOOMBERG, LTD. P.O. Box 1158 305 W. Briarcliff Road Bolingbrook, IL 60440

(630) 759-0800





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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:

- (1) Lexington Green Condominium Association, an Illinois not-for-profit corporation, by David J. Freeman, MOSS AND BLOOMBERG, LTD., its attorney, causes this Lien to be recorded.
- (2) Real Estate Lien for delinquent assessments pursuant to a Declaration registered as Document No. 22925344 in the Office of the Recorder of Deeds of Cook County, Illinois.
- (3) The premises to which such right, title, interest, claim or lien pertains are as follows:

#### SEE ATTACHED LEGAL DESCRIPTION

and commonly known as: 1558 Seven Pines Roac, #A-2, Schaumburg, Illinois 60193.

Dated this 14th day of July 2004, in Bolingbrook, Illinois.

This instrument prepared by: David J. Freeman MOSS AND BLOOMBERG, LTD. P.O. Box 1158 Bolingbrook, IL 60440 630/759-0800

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## **UNOFFICIAL COPY**

Legal Description: Unit 2350LA-2 together with its undivided percentage interest in the common elements in Lexington Green Condominium as delineated on a survey of a parcel of Land being a part of the Southeast quarter of the Southwest quarter of Section 24, Township 41 North, Range 10 East of the Third Principal Meridian (hereinafter referred to as "Development Parcel") which Survey is attached as Exhibit "A" to Declaration of Condominium made by Central National Bank in Chicago, as Trustee, under Trust agreement dated April 9, 1974, and known as Trust Number 20534, recorded in the Office of the Recorder of Cook County, Illinois, as Document Number 22925344 and as set forth in amendments thereto, together with its undivided percentage interest in the common elements as such Amended Declarations are filed of Record, in the percentage set forth in such amended Declaration which percentages shall automatically be deemed to be conveyed effective on the Recording of such amended Declaration as though conveyed hereby.\*

Poperty of Cook County Clerk's Office

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STATE OF ILLINOIS)

) SS.

COUNTY OF COO K)

David J. Freeman, being first duly sworn on oath deposes and says he is the attorney for Lexington Green Condominium Association, an Illinois not-for-profit corporation, 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 14th day of July 2004.

reglow Clarks Office "OFFICIAL SEAL" Carol Cregiow Notary Public, State of Illinois My Commission Expires Jan. 20, 2006

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