

UNOFFICIAL COPY



STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Doc#: 0733046133 Fee: \$30.50
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 11/28/2007 03:25 PM Pg: 1 of 4

COMMONWEALTH)
IN THE VILLAGE)
CONDOMINIUM)
ASSOCIATION,)
an Illinois not for profit)
corporation,)
Claimant,)
v.)
FAUST VILLAZAN,)
Lienee.)

Claim for Lien in the amount of \$1,453.12
with Costs, Attorney Fees and Recorded Notice
PIN NO.: 18-07-109-037-1087

CLAIM FOR LIEN AND RECORDED NOTICE

COMMONWEALTH IN THE VILLAGE CONDOMINIUM ASSOCIATION, an Illinois not for profit corporation, hereby files a Claim for Lien against FAUST VILLAZAN, and states as follows:

1. As of the date hereof, the said Lienee was the owner of the following land, to wit:

THE LEGAL DESCRIPTION IS SET FORTH IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Tax Identification: 18-07-109-037-1087
and commonly known as: 5131 Creek Drive, #22-02
Western Springs, IL 60558

2. That said property is subject to a Declaration of Covenants, Conditions and Restrictions of a common interest community recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document #93877638 as amended. Said Declaration provides for the creation of a lien for unpaid Association assessments together with interest, costs and reasonable attorney fees necessary for collection of same.
3. That as of the date hereof the assessment due, unpaid and owing the claimant on account after allowing all credits with interest, costs and attorney fees, the Claimant claims a lien in the sum of ONE THOUSAND FOUR HUNDRED FIFTY-THREE DOLLARS AND 12/100, (\$1,453.12) which sum will increase

UNOFFICIAL COPY

with the levy of future assessments, cost of collection and fees of collection, all of which must be satisfied prior to the release of this lien.

4. This Claim for Lien and Recorded Notice is further executed and recorded under the Illinois Mortgage and Foreclosure Act for the purposes of disclosing of record the following information and so as to prevent the claimant from being regarded as a non-record with respect to the premises and interest of the claimant herein set forth:

A. COMMONWEALTH IN THE VILLAGE CONDOMINIUM ASSOCIATION, an unincorporated association, by Jim L. Stortzum, its attorney, causes this lien to be filed.

B. Real estate lien for delinquent assessments, repairs and fines pursuant to the Declaration of Covenants, Conditions, and Restrictions of Record recorded as Document No. 93877638 as amended in the Office of the Recorder of Deeds, Cook County, Illinois.

C. The premises to which the right, title, interest, claim of lien pertains is described as follows:

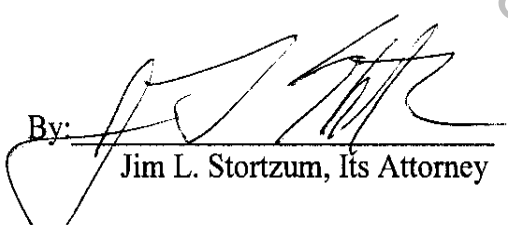
THE LEGAL DESCRIPTION IS SET FORTH IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Tax Identification: 18-07-109-037-1027

and commonly known as: 5131 Creek Drive, #22-02
Western Springs, IL 60558

Dated this 26th day of November, 2007 at Orland Park, Illinois

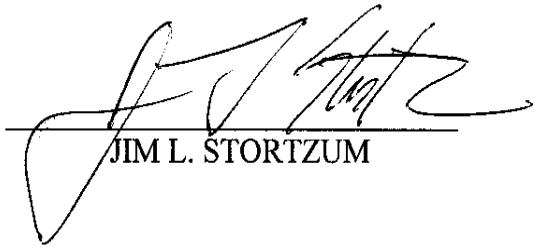
COMMONWEALTH IN THE VILLAGE
CONDOMINIUM ASSOCIATION, an Illinois not
for profit corporation

By: 
Jim L. Stortzum, Its Attorney

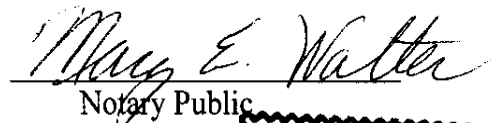
UNOFFICIAL COPY

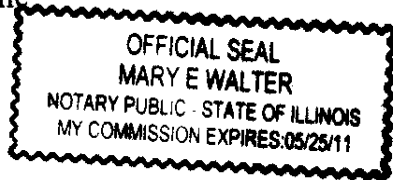
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

JIM L. STORTZUM, being first duly sworn on oath deposes and states that he is the attorney for the above named claimant, COMMONWEALTH IN THE VILLAGE CONDOMINIUM ASSOCIATION, an Illinois not for profit corporation, that he has read the foregoing Claim for Lien and Recorded Notice, knows the contents thereof and that all the statements therein contained are true.


JIM L. STORTZUM

Subscribed and sworn to before me this 26 day of November, 2007.


Notary Public



THIS INSTRUMENT PREPARED BY AND RETURN TO:

Jim L. Stortzum
Attorney at Law
10723 West 159th Street
Orland Park, IL 60467
(708) 349-4002

UNOFFICIAL COPY

EXHIBIT A

PARCEL 1:

UNIT 5131 CREEK DRIVE IN COMMONWEALTH IN THE VILLAGE, A CONDOMINIUM, AS DELINEATED ON THE SURVEY OF CERTAIN LOTS OF PARTS THEREOF IN COMMONWEALTH IN THE VILLAGE UNIT 1 AND UNIT 2, A RESIDENTIAL PLANNED UNIT DEVELOPMENT, BEING A RESUBDIVISION LOCATED IN PARTS OF THE EAST ½ OF THE NORTHWEST ¼ AND THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED OCTOBER 29, 1993 AS DOCUMENT 93877638, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTANANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 CREATED IN THE PLAT OF COMMONWEALTH IN THE VILLAGE UNIT 1 AND UNIT 2, A RESIDENTIAL PLANNED UNIT DEVELOPMENT, OVER, UPON AND ACROSS OUTLOT "A" THEREOF, RECORDED DECEMBER 29, 1992 AS DOCUMENT NUMBERS 92980475 AND 92980476 AND RE-RECORDED MARCH 3, 1995 AS DOCUMENT NUMBERS 95148097 AND 95148098.