

UNOFFICIAL COPY



Doc#: 0800434116 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/04/2008 02:49 PM Pg: 1 of 3

THIS DOCUMENT HAS BEEN  
PREPARED BY, AND AFTER  
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RETURNED TO:

Michael C. Kim & Associates  
19 S. LaSalle Street  
Suite 303  
Chicago, Illinois 60603

LIEN

STATE OF ILLINOIS )  
) SS  
COUNTY OF COOK )

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

BOARD OF MANAGERS OF FLAGG )  
CREEK CONDOMINIUM ASSOCIATION, )  
an Illinois Not-for-Profit Corporation. )

Claimant,

v.

MARY JANE HORAN,

Defendant,

) Claim for the lien in the amount of \$2,708.00  
) plus additional unpaid assessments which  
) hereafter become due and owing and  
) attorneys fees and costs.  
)  
)  
)  
)  
)

CLAIMANT, Board of Managers of Flagg Creek Condominium ("Association"),  
an Illinois not-for-profit corporation, hereby files a Claim for Lien against certain property  
owned by the Defendant, Mary Jane Horan, of Cook County, Illinois and states as  
follows:

As of the date hereof, the said Defendant owned or claimed an interest in the  
following described property located in the Association, to-wit:

See Legal Description & Pin Attached Hereto As Exhibit A.

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The said property is subject to a Declaration of Condominium Ownership and of Easements, Restrictions, Covenants, and By-Laws for the Association recorded as Document No. 23676217 in the Office of the Recorder of Deeds of Cook County, Illinois, on the 18th day of October 1976. Section 13 of said Declaration and Section 8(a)(b) of the Illinois Condominium Property Act provide for the creation of a lien for the Defendants' unpaid assessments and fines or other lawful charges, together with interest, late charges, reasonable attorney's fees incurred enforcing the covenants of the condominium instruments, rules and regulations of the Board of Directors, or any applicable statute or ordinance, and costs of collection, and other lawful charges.

The balance of the Defendants' unpaid assessments and fines or other lawful charges, together with interest, late charges, reasonable attorney's fees incurred enforcing the covenants of the condominium instruments, rules and regulations of the Board of Directors, or any applicable statute or ordinance, and costs of collection, and other lawful charges, after allowing all credits, for the period of June 30, 2007 through and including December 27, 2007 is in the amount of \$2,708.00 for which, the Claimant claims a lien on said property and improvements as of the aforesaid date, plus the amount of any subsequent common expenses, unpaid fines, interest, late charges, reasonable attorney's fees, and costs of collection, and other lawful charges which become due and owing and remain unpaid subsequent to the aforesaid date.

BOARD OF MANAGERS OF FLAGG CREEK CONDOMINIUM ASSOCIATION

By: Bill Quinn  
Bill Quinn, Property Manager

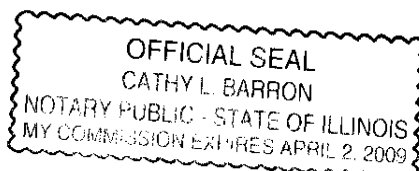
DATE: 12/28, 2007

Bill Quinn, being first duly sworn, on oath deposes and says, that he is the Property Manager of Flagg Creek Condominium Association, an Illinois not-for-profit Corporation, the above named Claimant, that he has authority to make this affidavit on behalf of said Claimant, that he has read the foregoing Claim for Lien, that he knows the contents thereof, and that all the statements therein contained are true.

Bill Quinn  
Bill Quinn, Property Manager

SUBSCRIBED AND SWORN to  
before me this 28 day  
of December 2007.

Cathy L. Barron  
Notary Public



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## EXHIBIT A

### LEGAL DESCRIPTION

UNIT NUMBER 106-'A' IN THE FLAGG CREEK CONDOMINIUM AS DELINEATED ON SURVEY OF PART OF THE NORTHWEST ¼ OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS (HEREINAFTER REFERRED TO AS PARCEL), WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, TRUST NUMBER 38035 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 23676217 AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE OF INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) ALL IN COOK COUNTY, ILLINOIS.

Commonly know as 7211 S. Wolf Road, Unit 106A, Indian Head Park, Illinois 60525

Permanent Tax Number (P. I. N.): 18-29-101-017-1006

Property of Cook County Clerk's Office