

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )



Doc#: 0902610008 Fee: \$46.25  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/26/2009 10:23 AM Pg: 1 of 5

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

Cedar Run Phase VI Condominium Association, an Illinois  
not-for-profit corporation,

Claimant,

vs.

Bill Bitsiaras and irene Bitsiaras, husband and wife, Tenants  
by the Entirety

Defendant(s)

PIN: 03-04-203-068-1032

**CLAIM FOR LIEN** in the amount of  
**\$2,587.39 plus costs and attorneys' fees.**

(RESERVED FOR RECORDER'S USE ONLY)

Cedar Run Phase VI Condominium Association, an Illinois not-for-profit corporation, hereby files a Claim for Lien against Bill and Irene Bitsiaras, 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 FOR LEGAL DESCRIPTION.**

and commonly known as: 1247 Elder Court Wheeling, IL 60090

That said property is subject to a Declaration of covenant, condition and restrictions recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 22378213. 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 \$2,587.39, 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: *Lara A. Anderson*  
Its Attorney

This instrument was prepared by:  
Lara A. Anderson  
TRESSLER, SODERSTROM, MALONEY & PRIESS, LLP  
P.O. Box 1158  
305 W. Briarcliff Road  
Bolingbrook, IL 60440  
(630) 759-0800

File No. 6184-18

Handwritten initials: Y, PS, SN, M, 1/26/09

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RECORDED NOTICE

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) Cedar Run Phase VI Condominium Association, an Illinois not-for-profit corporation, by Lara A. Anderson, TRESSLER,

SODERSTROM, MALONEY & PRIESS, LLP, its attorney, causes this Lien to be recorded.

(2) Real Estate Lien for delinquent assessments pursuant to a Declaration registered as Document No. 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 FOR LEGAL DESCRIPTION.**

and commonly known as: 1247 Elder Court Wheeling, IL 60090

Dated this 13 January 2009 in Bolingbrook, Illinois.

This instrument was prepared by:

Lara A. Anderson  
TRESSLER, SODERSTROM, MALONEY & PRIESS, LLP  
305 W. Briarcliff Road  
Bolingbrook, IL 60440-0858  
630/759-0800

File No. 6184-18

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## LEGAL DESCRIPTION

Unit 53D as delineated on the survey; which survey is attached as Exhibit D to the Declaration of Condominium Ownership; made by Tekton Corporation, a Corporation of Delaware; recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document 22378213 and amended from time to time, together with its undivided percentage interest in the common elements in said parcel (excepting from said parcel the Property and space comprising all the Units in Cook County, Illinois.

Property of Cook County Clerk's Office

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STATE OF ILLINOIS            )  
  ) SS.  
COUNTY OF COOK            )

Lara A. Anderson, being first duly sworn on oath deposes and says she is the attorney for Cedar Run Phase VI Condominium Association, the above named Claimant, that she has read the foregoing Claim for Lien, knows the contents thereof, and that all statements therein contained are true to the best of her knowledge.

*Lara A. Anderson*

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Subscribed and sworn to before me  
this 13 January 2009.

*Kathy Wilkowsky*  
\_\_\_\_\_  
Notary Public

Property of Cook County Clerk's Office

RETURN TO:  
TRESSLER, SODERSTROM, MALONEY & PRIESS, LLP  
P.O. Box 1158  
305 W. Briarcliff Road  
Bolingbrook, IL 60440  
(630) 759-0800

LAA/ pls  
File No. 6184-18

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Exhibit "A"

Property Address: 1247 ELDER CT  
WHEELING, IL 60090

PIN #: 03-04-203-068-1032

PARCEL 1:

UNIT 53 D AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL): 46, 49, 52, 53, 54, 55, 56, 57 AND 58 IN CEDAR RUN SUBDIVISION, BEING A SUBDIVISION OF THE NORTH EAST 1/4 OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 1, 1971 AS DOCUMENT 21660896 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT D TO DECLARATION OF CONDOMINIUM OWNERSHIP, MADE BY TEKTON CORPORATION, A CORPORATION OF DELAWARE; RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 22378213 AND AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENT IN SAID PARCEL (EXCEPTING FROM SAID PARCEL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS DATED NOVEMBER 3, 1972 RECORDED NOVEMBER 3, 1972 AS DOCUMENT 22109221, IN COOK COUNTY, ILLINOIS.

CASE NUMBER 05-19153