

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

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

119 Hamlin Downs Condominium Association, an Illinois
not-for-profit corporation,

Claimant,

vs.

Derrick C. Carpenter, single

Defendant(s)

PIN: 24-26-122-021-1004

CLAIM FOR LIEN in the amount of
\$2,508.30 plus costs and attorneys' fees



Doc#: 1010247054 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/12/2010 12:19 PM Pg: 1 of 4

(RESERVED FOR RECORDER'S USE ONLY)

119 Hamlin Downs Condominium Association, an Illinois not-for-profit corporation, hereby files a Claim for Lien against Derrick C. Carpenter, 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: 3709 West 119th Street, Unit 104, Alsip, IL 60803

That said property is subject to a Declaration of covenants, conditions and restrictions recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 87049077. Said Declaration provides for the creation of a lien for the assessment and/or charges of the Association and the special assessments 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 \$2,508.30, 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 Anderson
Its Attorney

This instrument was prepared by:

Lara A. Anderson
TRESSLER LLP
P.O. Box 1158
305 W. Briarcliff Road
Bolingbrook, IL 60440
(630) 759-0800

File No. 9088-2

S Y
P 4
S N
M N
SC Y
E Y
INT CE

UNOFFICIAL COPY

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) 119 Hamlin Downs Condominium Association , an Illinois not-for-profit corporation, by Lara A. Anderson, TRESSLER LLP, its attorney, causes this Lien to be recorded.
- (2) Real Estate Lien for delinquent assessments pursuant to a Declaration registered as Document No. 87049077 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: 3709 West 119th Street, Unit 104, Alsip, IL 60803

Dated this 19 March 2010 in Bolingbrook, Illinois.

This instrument was prepared by:

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

File No. 9088-2

UNOFFICIAL COPY

LEGAL DESCRIPTION

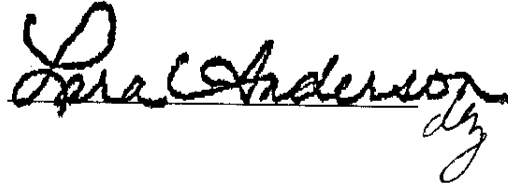
Unit 104 in 119 Hamlin Downs Condominiums, as delineated on Survey of the following-described parcel of real estate: Lots 1, 2, 3, 4, 17, 18, 19 and 20 in Hamlin Highlands, a Subdivision of the West ½ of Lot 24 in Brayton Farms Number 3, a Subdivision of the North West ¼ of Section 26 (except the West 80 acres thereof) in Section 26, Township 37 North, Range 13, East of the Third Principal Meridian, which Survey is attached as Exhibit "A" to Declaration of Condominium, recorded January 26, 1987 as Document 87049077, together with undivided percentage interests in the common elements, in Cook County, Illinois. ✓

Property of Cook County Clerk's Office

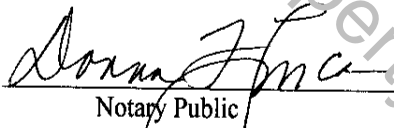
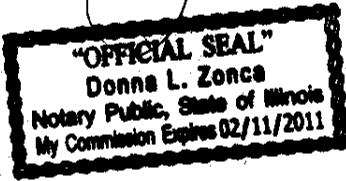
UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

Lara A. Anderson, being first duly sworn on oath deposes and says she is the attorney for 119 Hamlin Downs 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.



Subscribed and sworn to before me
this 19 March 2010.


Notary Public

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

LAA/BEV
File No. 9088-2

Property of Cook County Clerk's Office