

# UNOFFICIAL COPY

## NOTICE AND CLAIM FOR CONDO ASSOCIATION LIEN



STATE OF ILLINOIS            )  
  ) SS.  
COUNTY OF COOK            )

Doc#: 1127654048 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 10/03/2011 04:01 PM Pg: 1 of 2

IN THE OFFICE OF THE RECORDER  
OF DEEDS OF COOK COUNTY

Madison Place Condominium Association  
CLAIMANT

V.

Holly Hester, owner of record  
Ing Bank FSB, mortgagee,  
Mortgage Electronic Registration Systems, Inc., mortgagee,  
And any and all unknown Owners and Lien Claimants

### **CONDOMINIUM ASSOCIATION NOTICE AND CLAIM FOR LIEN IN THE AMOUNT OF \$7,494.00**

The claimant, The Board of Managers on behalf of the Madison Place Condominium Association, (hereinafter referred to as "Association") with offices located at 7349 W. Madison Street, Forest Park, 60130, County of Cook, State of Illinois, being an association under the Illinois Condominium Property Act, 765 ILCS 605/1 et seq., hereby files a Notice and Claim for Lien against Holly Hester, 7349 W. Madison Street, Unit C, Forest Park, IL 60130 (hereinafter referred to as "unit owner") and said named person is the Owner of the condominium unit commonly known as 7349 W. Madison Street, Unit C, Forest Park, IL 60130, and Ing Bank FSB, mortgagee, Mortgage Electronic Registration Systems, Inc., mortgagee, and any and all unknown Lien Claimants.

**P.I.N. 15-12-433-050-1003**

#### LEGAL DESCRIPTION

Unit C in the 7349 Madison Street Condominium as delineated on a survey of the following described parcel: lot 12 in George W. McLester's Madison Street subdivision of block 35 in railroad addition to town of Harlem, being a subdivision of the southeast ¼ of section 12, township 39 north, range 12, east of the third principal meridian, in Cook County, Illinois; which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document no. 0021028115, together with its undivided percentage in the common elements.

The amount of \$7,494.00 is the amount due and owing as of September 26, 2011, and does not reflect additional delinquencies and charges since that date.

Pursuant to the terms of 765 ILCS 605/9(g)(1), the Association is entitled to interest, late charges, and reasonable attorney fees, and costs of collection, and together with the principal amount delinquent shall constitute a lien on the interest of the unit owner in the property. Additionally, terms and provisions of the Declaration and Bylaws provide the right of acceleration and other rights and remedies available to the Association.

CLAIMANT

By:

Director, Board of Managers

Madison Place Condominium Association

# UNOFFICIAL COPY

STATE OF ILLINOIS            )  
  ) SS.  
COUNTY OF COOK            )

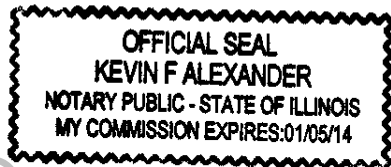
### VERIFICATION

The Affiant, Anthony Morelli, being first duly sworn on oath, deposes and says that he is an officer and duly elected director of the board of managers of the claimant Association; that he/she has read the foregoing Notice and Claim for Lien, knows the contents thereof, and states that all the statements therein contained are true, to the best of his/her information and belief.

Anthony Morelli  
Association Officer or Authorized Agent

Subscribed and Sworn to  
me before this 27<sup>th</sup> day of  
SEPTEMBER, 2011

Kevin F. Alexander  
Notary Public



THIS DOCUMENT PREPARED BY:

Kevin F. Alexander  
Attorney at Law  
137 N. Oak Park Ave. #210  
Oak Park, IL 60301  
(708) 386-7987

Property of Cook County Clerk's Office