

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)



Doc#: 1205422038 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/23/2012 11:19 AM Pg: 1 of 4

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

Orchard Estates Condominium Unit 1, an Illinois
not-for-profit corporation,

Claimant,

vs.

Nick Manoloff, Jr.

Defendant(s)

PIN: 24-18-101-080-1003

CLAIM FOR LIEN in the amount of
\$2,034.86 plus costs and attorneys' fees.

(RESERVED FOR RECORDER'S USE ONLY)

Orchard Estates Condominium Unit 1, an Illinois not-for-profit corporation, hereby files a Claim for Lien against Nick Manoloff, Jr., of Cook County, Illinois, and states as follows:

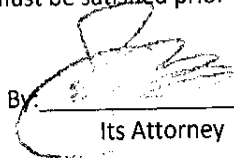
As of the date hereof, the said debtor(s) was/were the owner(s) of the following land, to wit:

SEE ATTACHED FOR LEGAL DESCRIPTION.

and commonly known as: 7102 West 107th Street, Unit 1C, Worth, IL 60482

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. 23053625. 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 \$2,034.86, 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: 

Its Attorney

This instrument was prepared by:

James P. Arrigo
TRESSLER LLP
P.O. Box 1158
305 W. Briarcliff Road
Bolingbrook, IL 60440
(630) 343-5200

File No. 6565-4

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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) Orchard Estates Condominium Unit 1 , an Illinois not-for-profit corporation, by James P. Arrigo, 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. 23053625 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: 7102 West 107th Street, Unit 1C Worth, IL 60482

Dated this 3rd day of February 2012 in Bolingbrook, Illinois.

This instrument was prepared by:

James P. Arrigo
TRESSLER LLP
305 W. Briarcliff Road
Bolingbrook, IL 60440-0858
630/343-5200

File No. 6565-4

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LÉGAL DESCRIPTION

Unit 1C, as delineated on the Survey of the following described Parcel of real estate (hereinafter referred to as "Parcel"): Lot 4 in Nardi's Subdivision of part of Lot 8 (lying Southerly of the Southwest Highway) in County Clerk's Division of Lot 2 in the Subdivision of the North half of Section 18, Township 37 North, Range 13, East of the Third Principal Meridian, and the Northwest quarter of the Southwest quarter of Section 18, Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, which Survey is attached as Exhibit "A" to a certain Declaration of Condominium made by Ford City Bank, as Trustee, under a certain Trust Agreement dated, June 21, 1974, and known as Trust No. 861 and recorded in the Office of the Cook County Recorder of Deeds as Document Number 23053625 together with its undivided percentage interest in the said Parcel (excepting from said Parcel all property and space comprising all the Units thereon as defined and set forth in said Declaration and Survey), in Cook County, Illinois.

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STATE OF ILLINOIS)

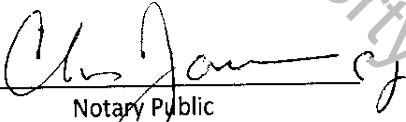
) SS.

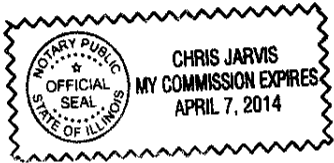
COUNTY OF COOK)

James P. Arrigo, being first duly sworn on oath deposes and says he is the attorney for Orchard Estates Condominium Unit 1, the above named Claimant, that he has read the foregoing Claim for Lien, knows the contents thereof, and that all statements therein contained are true to the best of his knowledge.



Subscribed and sworn to before me
this 3rd day of February 2012.


Notary Public



RETURN TO:
TRESSLER LLP
P.O. Box 1158
305 W. Briarcliff Road
Bolingbrook, IL 60440
(630) 343-5200

JPA/caj
File No. 6565-4

Property of Cook County Clerk's Office