

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 )  
COUNTY OF COOK )

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



Doc#: 1228439080 Fee: \$44.25  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/10/2012 11:18 AM Pg: 1 of 3

WINDHAVEN CONDOMINIUM ASSOCIATION, )  
 )  
Claimant, )  
 )  
v. )  
 )  
JUAN C. GUZMAN, )  
 )  
Debtor(s). )

Claim for lien in the amount of  
\$1,138.02, plus costs  
and attorney's fees

Windhaven Condominium Association hereby files a Claim for Lien against Juan C. Guzman of the County of Cook, Illinois, and states as follows.

As of September 24, 2012, the said debtor(s) were the owner(s) of the following land, to wit:

### SEE ATTACHED LEGAL DESCRIPTION

and commonly known as 3A Dundee Quarter Drive, #208, Palatine, Illinois 60074.

PERMANENT INDEX NO. 02-01-302-077-1300

That said property is subject to a Declaration of Condominium recorded in the office of the Recorder of Deeds Cook County, Illinois. Said Declaration provides for the creation of a lien for assessments or charges of the Windhaven Condominium Association and the special assessments 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 attorneys' fees, the claimant claims a lien on said land in the sum of \$1138.02, 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.

7  
3  
M  
7  
7  
N  
9/11/12

CW107 - 61299

# UNOFFICIAL COPY

Windhaven Condominium Association

By: *Ronald J. Kapustka*  
One of its Attorneys

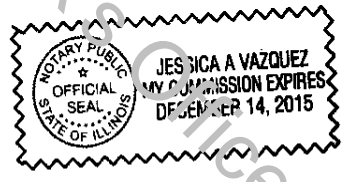
STATE OF ILLINOIS            )  
  )  
COUNTY OF COOK            )

The undersigned, being first duly sworn on oath deposes and says they are the attorney for Windhaven Condominium Association, the above named claimant, that they have read the foregoing Claim for Lien, knows the contents thereof, and that all statements therein contained are true to the best of their knowledge.

*Ronald J. Kapustka*  
One of its Attorneys

SUBSCRIBED and SWORN to before me  
this 20<sup>th</sup> day of September, 2012.

*Jessica A. Vazquez*  
Notary Public



**MAIL TO:**  
This instrument prepared by:  
Ronald J. Kapustka  
Kovitz Shifrin Nesbit  
750 West Lake Cook Road, Suite 350  
Buffalo Grove, IL 60089-2073  
847.537.0983

# UNOFFICIAL COPY

**LEGAL DESCRIPTION:**

UNIT NO. 3-208 IN WINDHAVEN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

**PARCEL 1:**

THAT PART OF THE NORTH 2096.75 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10 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 25609759 AND AS AMENDED FROM TIME TO TIME AND TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

**PARCEL 2:**

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT 21648039 IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office