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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

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

Lexington Village Coach House Condominium Association,
an Illinois not-for-profit corporation,

Claimant,

vs.

Claudio Valenziano

Defendant(s)

PIN: 07-22-402-045-1296

**CLAIM FOR LIEN in the amount of
\$1,650.17 plus costs and attorneys' fees.**



Doc#: 1323229019 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/20/2013 10:06 AM Pg: 1 of 4

(RESERVED FOR RECORDER'S USE ONLY)

Lexington Village Coach House Condominium Association, an Illinois not-for-profit corporation, hereby files a Claim for Lien against Claudio Valenziano, 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: 76 Margate Court, Unit C2, Schaumburg, IL 60193

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. 24383272. 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 \$1,650.17, 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. 6471-23

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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) Lexington Village Coach House Condominium Association , 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. 24383272 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: 76 Margate Court, Unit C2, Schaumburg, IL 60193

Dated this 6 August 2013 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. 6471-23

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LEGAL DESCRIPTION

Unit 11039RC2, together with its undivided percentage interest in the common elements in Lexington Village Coach House Condominium as delineated and defined in the Declaration recorded as Document 24383272, as amended from time to time, in the East half of the Southeast quarter of Section 22, Township 41 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois. Parcel 2: An exclusive right to the use of covered Parking Area Number G11039RC2, a limited common element as delineated on the Survey attached to the Declaration aforesaid, recorded as Document 24759029, in Cook County, Illinois. *

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STATE OF ILLINOIS

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) SS.

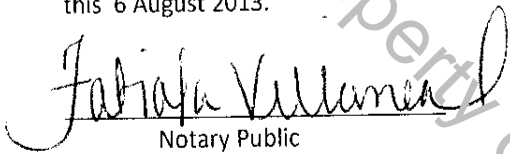
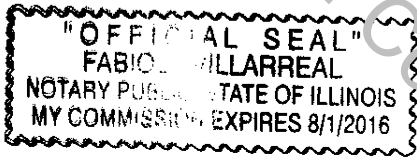
COUNTY OF COOK

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James P. Arrigo, being first duly sworn on oath deposes and says he is the attorney for Lexington Village Coach House Condominium Association, 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 6 August 2013.


Notary Public

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

JPA/asc
File No. 6471-23

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