

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

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

Dunbar Lakes Condominium VII Association, an Illinois
not-for-profit corporation,

Claimant,

vs.

Robert Garland and Candy A. Garland, husband and wife,
tenants by the entirety

Defendant(s)

PIN: 07-23-101-008-1041

**CLAIM FOR LIEN in the amount of
\$2,406.47 plus costs and attorneys' fees.**



Doc#: 1328344017 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/10/2013 10:44 AM Pg: 1 of 4

(RESERVED FOR RECORDER'S USE ONLY)

Dunbar Lakes Condominium VII Association, an Illinois not-for-profit corporation, hereby files a Claim for Lien against Robert Garland and Candy A. Garland, of Cook County, Illinois, and states as follows:

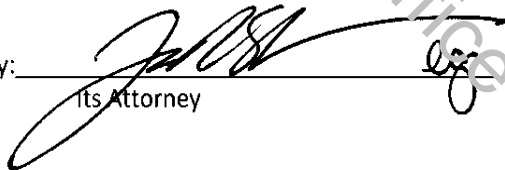
As of the date hereof, the said debtor(s) was/were the owner(s) of the following land, to wit:

SEE ATTACHED FOR LEGAL DESCRIPTION.

and commonly known as: 701 Sunfish Point, Schaumburg, IL 60194

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. 2823012. 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 \$2,406.47, 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 R. Stevens
TRESSLER LLP
P.O. Box 1158
305 W. Briarcliff Road
Bolingbrook, IL 60440
(630) 343-5200

File No. 8433-12

YES
H
NO
NO
YES
YES
INT

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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) Dunbar Lakes Condominium VII Association , an Illinois not-for-profit corporation, by James R. Stevens, 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. 2823012 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: 701 Sunfish Point, Schaumburg, IL 60194

Dated this 25 September 2013 in Bolingbrook, Illinois.

This instrument was prepared by:

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

File No. 8433-12

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LEGAL DESCRIPTION

Unit Number 140A together with an undivided percentage interest in the common elements in Dunbar Lakes Condominium Number 7, as delineated and defined in the Declaration filed as Document Number LR2823012, as amended from time to time, in the North 1/2 of Section 23, Township 41 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

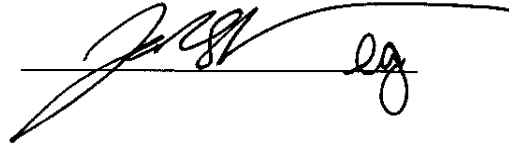
STATE OF ILLINOIS

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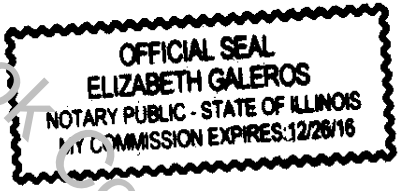
COUNTY OF COOK

)
) SS.
)

James R. Stevens, being first duly sworn on oath deposes and says he is the attorney for Dunbar Lakes Condominium VII 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 25 September 2013.


Notary Public

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

JRS/EG2
File No. 8433-12

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