

# UNOFFICIAL COPY

STATE OF ILLINOIS

) SS.

COUNTY OF COOK

)

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

Rumsey Court Condominiums, an Illinois not-for-profit corporation,

Claimant,

vs.

Juan Torres Jr. and Jessica Martinez, as joint tenants

Defendant(s)

PIN: 24-03-310-060-100

**CLAIM FOR LIEN** in the amount of **\$1,297.62 plus costs and attorneys' fees.**

(RESERVED FOR RECORDER'S USE ONLY)



Doc#: 1402829012 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/28/2014 10:12 AM Pg: 1 of 4

Rumsey Court Condominiums, an Illinois not-for-profit corporation, hereby files a Claim for Lien against Juan Torres Jr. and Jessica Martinez, of Cook County, Illinois, and states as follows:

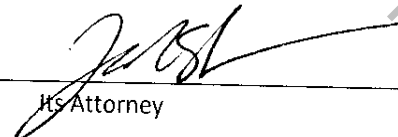
As of the date hereof, the said debtor(s) was/were the owner(s) of the following land, to wit:

**SEE ATTACHED FOR LEGAL DESCRIPTION.**

and commonly known as: 4500 West Rumsey Avenue, Unit 3N, Oak Lawn, IL 60453

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. 96485548. 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 \$1,297.62, 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. 10891-3

S 4  
P 3  
S N  
M N  
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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) Rumsey Court Condominiums , 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. 96485548 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: 4500 West Rumsey Avenue, Unit 3N, Oak Lawn, IL 60453

Dated this 17 January 2014 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. 10891-3

Property of Cook County Clerk's Office

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## LEGAL DESCRIPTION

Unit Number 3-North in the Rumsey Court Condominium, as delineated on a survey of the following described tract of land: Lot 1 in the plat of consolidation of the East 12 ½ feet of Lot 131 as measured at right angles to the Easterly line thereof, and Lots 132, 133 and 134 in Frank Delugach Highlands, a subdivision of the West ½ of the East ½ of the Southwest ¼ of Section 3, Township 37 North, Range 13 East of the Third Principal Meridian, (except part covered to Chicago and Strawn Railroad Company and the right of way of the Wabash Railroad), in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 96485548; together with its undivided percentage interest in the common elements, in Cook County, Illinois

Property of Cook County Clerk's Office

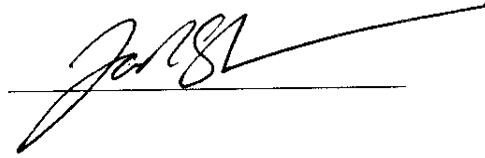
STATE OF ILLINOIS

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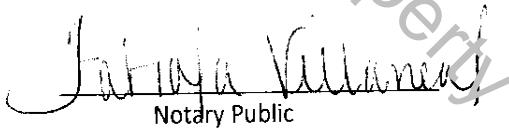
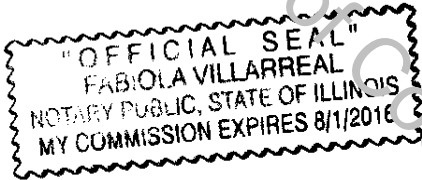
COUNTY OF COOK

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) SS.  
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James R, Stevens, being first duly sworn on oath deposes and says he is the attorney for Rumsey Court Condominiums, 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 16 January 2014.

  
Notary Public

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

JRS/asc  
File No. 10891-3

Property of Cook County Clerk's Office