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Doc#: 1406557056 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/06/2014 03:38 PM Pg: 1 of 3

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

ILLINOIS CONDOMINIUM ACT
LIEN CLAIM PURSUANT TO
ILCS 605/9

To:

BANK OF AMERICA

HOUSING AND URBAN
DEVELOPMENT

Owner:

8018 South Hoyne Ave #10

Lender:

8018 South Hoyne Ave #10

Chicago, Illinois 60620

Chicago, Illinois 60620

The Board of Managers of the Villa Therese Condominium Association II, (hereinafter "Association") located at , Chicago, Illinois, an Illinois not-for-profit organization hereby files its 765 ILCS 605/9 et seq., Lien for Non-Payment of Assessments and Expenses ("Lien") against the Real Estate, as hereinafter described, and against the interests of Wells Fargo Bank (hereinafter referred to as ("Owner") at 8018 South Hoyne Avenue Unit #10 Chicago, Illinois; and any person claiming an interest in the Real Estate (as hereinafter described) by, through or under said Owner and, any and all Unknown Claimants and/or Owners.

In furtherance of its Lien, Claimant states as follows:

1. That as of the date of Claimant's contract with Owner, Owner owned the following described land in the County of Cook, State of Illinois, to wit:

LEGAL DESCRIPTION: THE EAST 283.50 FEET OF THE WEST 1/2 OF BLOCK 3 (EXCEPT THE NORTH 175 FEET THEREOF) IN HUNTER'S SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Pin No.: 20 31 110 007 1010
Commonly known as: 8018 South Hoyne Avenue Unit #10
Chicago, Illinois

Hereinafter together with all improvements shall be referred to as the "Real Estate", and

2. That the Association, pursuant to the Illinois Condominium Property Act at 765 ILCS 605/9, upon the direction Of Managers so employed by the Association, has determined that a delinquency exists and persists, and is based on the Owner's failure and refusal to remit payment for assessments, including interest and late fees due to the Association:

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1. That after allowing all just credits, the sum of Twenty Thousand Three Hundred Twenty Six Dollars and Thirty Seven Cents, (\$20, 326.37) is still due and owing the Association and for which with all interest and costs allowed by law which shall continue to accrue at 18% per annum, Claimant claims a lien on said land, leasehold interest, and improvements.

YOU ARE HEREBY FURTHER NOTIFIED that to the extent permitted by law, all waivers of lien heretofore given, if any, by the undersigned Association, in order to induce payment nor received, are hereby revoked. Acceptance of payment by Association of part, but not all, of the amount claimed due hereunder shall not operate to invalidate this Lien.

Dated: this 25th day of February, 2014

BOARD OF MANAGERS OF THE

Villa Therese Condominium Association

By: _____

Earthleen E.M. McFerren, their Attorney

UPON RECORDING, THE RECORDER'S
OFFICE SHOULD MAIL TO:

Name: Earthleen E.M. McFerren, Esq.

Address: 414 W. 34th Street Unit 317
Steger, Illinois 60475

This Instrument was prepared by:

Earthleen E.M. McFerren, Esq.
Attorney at Law
414 W. 34th Street
Steger, Illinois 60675
312-388-3899

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VERIFICATION

I, Earthleen Elizabeth Matthews McFerren, being duly sworn on oath, hereby attest that I am the Attorney of the Villa Therese Condominium Association and that I have authority to provide this Verification on its behalf, that I have read the above and foregoing Claim for Lien, and that the statements contained therein are true and correct.

**BOARD OF MANAGERS OF THE
VILLA THERESE
CONDOMINIUM ASSOCIATION**

By *Earthleen M. McFerren*
Earthleen Matthews McFerren, Attorney

Subscribed and Sworn to
Before me this 25th day
Of February, 2014

NOTARY SEAL

Charlene A. Raines



CHARLENE A RAINES
MY COMMISSION EXPIRES
JUNE 21, 2014

Property of Cook County Clerk's Office