

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

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

Drake Condominium Association, an Illinois  
not-for-profit corporation,

Claimant,

vs.

The Estate of Leo Dixon

Defendant(s)

**PIN: 24-10-211-045-1001**

**CLAIM FOR LIEN in the amount of  
\$1,490.90 plus costs and attorneys' fees.**

**(RESERVED FOR RECORDER'S USE ONLY)**



**Doc#: 1533444005 Fee: \$44.00**  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/30/2015 10:38 AM Pg: 1 of 4

Drake Condominium Association, an Illinois not-for-profit corporation, hereby files a Claim for Lien against Representative of the Estate of Leo Dixon and Unknown Heirs and Legatees of Leo Dixon, 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: 9601 South Karlov Avenue, Unit 101, 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. 22271808. 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 \$1,490.90, 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

*NY*

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. 6280-11

*S*  
*yes*  
*4*  
*1*  
*The*  
*yes*  
*yes*  
*yes*

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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) Drake 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. 22271808 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: 9601 South Karlov Avenue, Unit 101, Oak Lawn, IL 60453

Dated this 9 November 2015 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. 6280-11

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## LEGAL DESCRIPTION

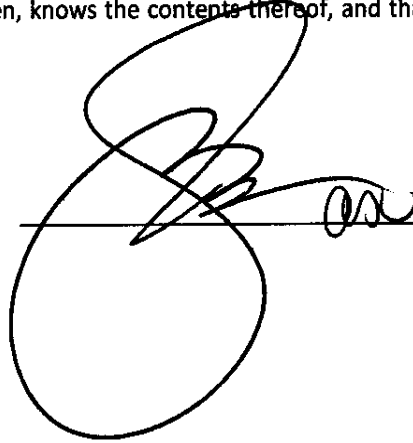
Unit 9601 N.W. - 101, as delineated on the survey of the following described parcel of real estate (hereinafter referred to Parcel): Lots 21 to 40 inclusive in Block 2 in A. G. Briggs and Company's Crawford Gardens First Addition, being a Subdivision of the North 23-1/2 acres of the South 60 acres of the East half of the Northeast quarter of Section 10, Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, and that part of vacated West half of vacated 20 foot alley lying East of and adjoining said Lots, which survey is attached as Exhibit "A" to the Declaration of Condominium Ownership made by Standard Bank and Trust Company, as Trustee under Trust Agreement dated August 15, 1969 and known as Trust No. 3409, recorded in the Office of the Recorder of Deeds as Document No. 22271808, as amended from time to time, together with an undivided percentage interest in said parcel, (excepting from said parcel the property and space comprising all units thereof as defined and set forth in said Declaration and survey), in Cook County, Illinois.\*

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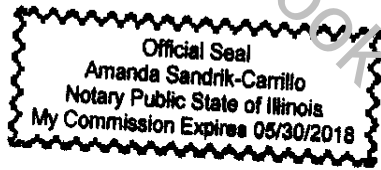
STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

James P. Arrigo, being first duly sworn on oath deposes and says he is the attorney for Drake 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 9 November 2015.

Amanda Sandrik-Carrillo  
Notary Public



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

JPA/asc  
File No. 6280-11

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