

UNOFFICIAL COPY

STATE OF ILLINOIS)
)
)SS.)
COUNTY OF COOK)

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

Lexington Commons Coach Houses Condominium)
Association, an Illinois not-for-profit corporation,)

Claimant,)

v.)

Roxie Pechter Moss,)

Defendant.)

PIN: 03-03-100-054-1540)

CLAIM FOR LIEN in the amount of \$1,603.27 plus)
costs and attorneys fees.)



Doc#: 1604034052 Fee: \$46.25
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/09/2016 11:27 AM Pg: 1 of 4

RESERVED FOR RECORDER'S USE ONLY

Lexington Commons Coach Houses Condominium Association, an Illinois not-for-profit corporation, hereby files a Claim for Lien against Roxie Pechter Moss of Cook County, Illinois, and states as follows:

As of the date hereof, the said debtor was the owner of the following land, to wit:

SEE ATTACHED FOR LEGAL DESCRIPTION.

and commonly known as: 1132 Hawthorne Court, Unit D2, Wheeling, IL 60090

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. 24759029. 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 \$1,603.27, 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.

Defendant(s) last known address: 1132 Hawthorne Court, Unit D2, Wheeling, IL 60090

By: [Signature]
Its Attorney

Prepared by and return to:
Chuhak & Tecson, P.C.
David J. Bloomberg
30 S. Wacker Drive, Suite 2600
Chicago, IL 60606
(312) 444-9300

S [initials]
P [initials]
S [initials]
M [initials]
SC [initials]
E [initials]
NT [initials]

UNOFFICIAL COPY

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 non record claimant with respect to the premises and interest of the undersigned herein set forth:

1. Lexington Commons Coach Houses Condominium Association, an Illinois not-for-profit corporation, by David J. Bloomberg, Chuhak & Tecson, P.C., its attorney, causes this Lien to be recorded.
2. Real Estate Lien for delinquent assessments pursuant to a Declaration registered as Document No. 24759029 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: 1132 Hawthorne Court, Unit D2, Wheeling, IL 60090.

Dated: January 18, 2016, in Chicago, Illinois.

Prepared by and return to:
Chuhak & Tecson, P.C.
David J. Bloomberg
30 S. Wacker Drive, Suite 2600
Chicago, IL 60606
(312) 444-9300

Property of Cook County Clerk's Office

UNOFFICIAL COPY

LEGAL DESCRIPTION

Unit 1-26-49-R-D-2 in Lexington Commons Coach House Condominium, as Delineated on a Survey of the Following Described Real Estate: Part of the West ½ of the West ½ of Section 3, Township 42 North, Range 11 East of the Third Principal Meridian, Lying North of the Center Line of McHenry Road in Cook County, Illinois, Which Survey is Attached as Exhibit "A" to the Declaration of Condominium Recorded as Document 24759029 Together With It's Undivided Percentage Interest in the Common Elements

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

David J. Bloomberg, being first duly sworn on oath deposes and says he is the attorney for Lexington Commons Coach Houses 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.

Deer

Subscribed and sworn to before me
January 18, 2016.

Karen R. Jocha

Notary Public



RETURN TO:

Chuhak & Tecson, P.C.
David J. Bloomberg
30 S. Wacker Drive, Suite 2600
Chicago, IL 60606
(312) 444-9300

Property of Cook County Clerk's Office