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RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/14/2016 12:19 PM Pg: 1 of 2

**PREPARED BY  
AND RETURN TO:**

**Jennifer L. Mozwez  
SRM Law  
150 N. Michigan Avenue, 8<sup>th</sup> Floor  
Chicago, IL 60601**

**WARNER CONDO ASSOCIATION, INC.  
an Illinois Not-for-profit corporation,  
CLAIMANT,**

**v.**

**DLS Dealer Services, Inc.,  
Defendant.**

**CLAIM FOR ASSESSMENT LIEN**

CLAIMANT, WARNER CONDO ASSOCIATION, Inc. an Illinois Not-For-Profit Corporation, hereby files a Claim for Lien against DLS Dealer Services, Inc. and states as follows:

As of the date hereof, the said DLS Services, Inc. was the owners of the following described land, to wit;

Unit Number 3-W in the 4136 North Western Condominium, as delineated on a survey of the following described tract of land:

Lots 9 and 10 in the block 1 in Paul O. Stensland's subdivision of the east 664.7 feet of lots 1, 2, 3 and 4 of Shelby and Magoffin's subdivision of the south 1/2 of the southeast 1/4 of section 13, township 40 north, range 13 east of the third principal meridian, (except that part lying east of line 50 feet west of and parallel with the east line of section 13) in Cook County, Illinois; which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as document number 0603918114; together with its undivided percentage interest in the common elements in Cook County, Illinois.

PIN# 13-13-413-041-1005  
2400 W. Warner Avenue, #3W, Chicago, Illinois 60618

That the said property is subject to a Declaration of Condominium Ownership, Covenants, Conditions, Easements and Restrictions for the 4136 NORTH WESTERN CONDOMINIUM recorded as document No. 0603918114 in the Office of Recorder of Deeds of Cook County, Illinois on the 8th day of February, 2008, and that Article XIII Section 13.1 of said Declaration provides for the creation of a lien for the periodic assessments or charges of the Association, and


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for special assessments for capital improvements together with interest, costs, attorney's fees and expenses necessary for said collection.

That the balance of the assessment due, unpaid and owing to the Claimant on account thereof after allowing all credits, is in the amount of Eleven Thousand Five Hundred Twenty and 55/100 (\$11,520.55) Dollars for which, with interest, costs and attorney's fees, the Claimant claims a lien on said land and improvements and notes that the owner obligation is an ongoing obligation.

WARNER CONDO ASSOCIATON, Inc.

BY:

  
\_\_\_\_\_  
Dion Sarthy, President for the Ass'n

STATE OF ILLINOIS  
COUNTY OF COOK

Dion Sarthy, being first duly sworn, on oath deposes and says, that he is the President of WARNER CONDO ASSOCIATON, Inc. an Illinois Not-For-Profit Corporation, the above named Claimant, that he has read the foregoing Claim for Lien, knows the contents thereof, and that all the statements therein contained are true.

SUBSCRIBED AND SWORN to me this 9<sup>th</sup> AL  
day of June, 2016

Notary Public



