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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)



FLOSSMOOR
CONDOMINIUMS
ASSOCIATION,
an Illinois Not for Profit
Corporation,

Doc# 1636346116 Fee \$46.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/28/2016 02:14 PM PG: 1 OF 5

Claimant,

v.

GEORGE T. KING
FLOSSMOOR CONDOMINIUM
TRUST,

Claim for Lien in the amount of \$2,189.30
with Costs, Attorney Fees and Recorded Notice
PIN NO.: 31-12-202-065-1025

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Lienee.

CLAIM FOR LIEN AND RECORDED NOTICE

FLOSSMOOR CONDOMINIUMS ASSOCIATION, an Illinois not for profit corporation, hereby files a Claim for Lien against GEORGE T. KING FLOSSMOOR CONDOMINIUM TRUST, and states as follows:

1. As of the date hereof, the said Lienee was the owner of the following land, to wit:

UNIT 211, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTERST IN THE COMMON ELEMENTS IN FLOSSMOOR CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT 24061704, IN THE NORTHEAST ¼ OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Tax Identification: 31-12-202-065-1025
and commonly known as: 1117 Leavitt Avenue, #211
Flossmoor, IL 60422

2. That said property is subject to a Declaration of Covenants, Conditions and Restrictions of a common interest community recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document #24061704 as amended. Said Declaration provides for the creation of a lien for unpaid Association assessments together with interest, costs and reasonable attorney fees necessary for collection of same.
3. That as of the date hereof the assessment due, unpaid and owing the claimant on account after allowing all credits with interest, costs and attorney fees, the

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Claimant claims a lien in the sum of TWO THOUSAND FIVE HUNDRED FOURTEEN DOLLARS AND 30/100, (\$2,189.30) which sum will increase with the levy of future assessments, cost of collection and fees of collection, all of which must be satisfied prior to the release of this lien.

4. This Claim for Lien and Recorded Notice is further executed and recorded under the Illinois Mortgage and Foreclosure Act for the purposes of disclosing of record the following information and so as to prevent the claimant from being regarded as a non-record with respect to the premises and interest of the claimant herein set forth:

A. FLOSSMOOR CONDOMINIUMS ASSOCIATION, Illinois not for profit association, by Jim L. Stortzum, its attorney, causes this lien to be filed.

B. Real estate lien for delinquent assessments, repairs and fines pursuant to the Declaration of Covenants, Conditions, and Restrictions of Record recorded as Document No. #24061704 as amended in the Office of the Recorder of Deeds, Cook County, Illinois.

C. The premises to which the right, title, interest, claim of lien pertains are as follows:

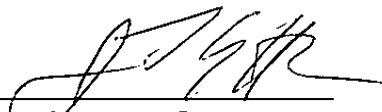
UNIT 211 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTERST IN THE COMMON ELEMENTS IN FLOSSMOOR CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT 24061704, IN THE NORTHEAST ¼ OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Tax Identification: 31-12-202-065-1025

and commonly known as: 1117 Leavitt Avenue, #211
Flossmoor, IL 60422

Dated this 23 day of December, 2016 at Orland Park, Illinois.

FLOSSMOOR CONDOMINIUMS ASSOCIATION, an Illinois not for profit Corporation

By: 
Jim L. Stortzum, Its Attorney

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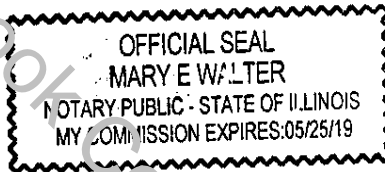
STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

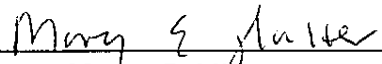
JIM L. STORTZUM, being first duly sworn on oath deposes and states that he is the attorney for the above named claimant, FLOSSMOOR CONDOMINIUMS ASSOCIATION, an Illinois not for profit corporation, that he has read the foregoing Claim for Lien and Recorded Notice, knows the contents thereof and that all the statements therein contained are true.



 JIM L. STORTZUM

Subscribed and sworn to
 before me this 23 day
 of December, 2016.





 Notary Public

**THIS INSTRUMENT PREPARED
 BY AND RETURN TO:**

Jim L. Stortzum
 Attorney at Law
 10725 West 159th Street
 Orland Park, IL 60467
 (708) 349-4002

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FEDERAL FAIR DEBT COLLECTION PRACTICES ACT NOTICE

THIS IS AN ATTEMPT TO COLLECT A DEBT
ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE

NOTICE REQUIRED BY THE
FEDERAL FAIR DEBT COLLECTION PRACTICES ACT
15.U.S.C. ¶1692(g)

1. The amount of debt you owe to Flossmoor Condominiums Association is \$1,614.03 in assessment and charges, as of December 20, 2016, \$575.27 in attorney's fees and costs as of December 20, 2016, for a total of \$2,189.30.

2. The name of the creditor to whom the debt is owned is the Flossmoor Condominiums Association (the "creditor").

3. The debt described in the attached notice will be assumed to be valid by Attorney Jim L. Stortzum (the creditor's "law firm") unless you notify the creditor's law firm in writing within thirty (30) days after receipt of this notice that you dispute the validity of this debt, or any portion thereof.

4. If you notify the creditor's law firm in writing within the thirty (30) day period mentioned above that the debt, or any portion thereof, is disputed, the creditor's law firm will obtain verification of the debt and a copy of the verification will be mailed to you by the creditor's law firm.

5. **NOTHING CONTAINED HEREIN SHALL BE DEEMED TO LIMIT THE CREDITOR'S RIGHT TO PURSUE ANY OF ITS RIGHTS OR REMEDIES AGAINST YOU UNDER THE LAW PRIOR TO THE EXPIRATION OF THE THIRTY (30) DAYS EXPIRATION PERIOD.**

6. The creditor seeks to collect a debt and any information obtained will be used for that purpose.

7. The name of the original creditor is set forth in Number 2 above. If the creditor named above is not the original creditor, and if you make a written request to the creditor's attorney within thirty (30) days from the receipt of this notice, the name and address of the original creditor will be mailed to you by the creditor's law firm.

8. Written requests should be addressed to:

Jim L. Stortzum
Attorney at Law
10725 W. 159th Street
Orland Park, IL 60467

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AFFIDAVIT OF SERVICE

I, Jim L. Stortzum being duly sworn on oath deposes and states that he is over twenty-one (21) years of age and that on the 23rd day of December, 2016 mailed a copy of the above foregoing Notice and Claim for the Lien upon the Following:

OWNER:
GEORGE T. KING, TRUSTEE
GEORGE T. KING FLOSSMOOR CONDOMINIUM TRUST
3118 Alexander Crescent Ct.
Flossmoor, IL 60422

MORTGAGEE:

None

Copy by Regular Mail:

Board of Directors

Service was made on the above named Owner by depositing said copy enclosed in an envelope, at a United States mailbox, Village of Orland Park, Illinois by Certified mail, return receipt requested, postage prepaid and properly addressed and likewise mailing an additional counterpart by regular mail on December 23rd 2016 before 5:00 pm.

Mary E. Hutter

Subscribed and sworn to be before me
this 23rd day of December, 2016.

[Signature]
Notary Public

