

UNOFFICIAL COPY

STATE OF ILLINOIS

) SS.

COUNTY OF COOK

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

West Edge Condominium Association, an Illinois not-for-profit corporation,

Claimant,

vs.

Standard Bank and Trust Company, as Trustee of Trust No. 2394 dated February 19, 1963

Defendant(s)

PIN: 24-09-316-011-1035

CLAIM FOR LIEN in the amount of **\$2,359.10 plus costs and attorneys' fees.**

(RESERVED FOR RECORDER'S USE ONLY)



1701844083

Doc# 1701844083 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/18/2017 03:39 PM PG: 1 OF 4

West Edge Condominium Association, an Illinois not-for-profit corporation, hereby files a Claim for Lien against Standard Bank and Trust Company, as Trustee of Trust No. 2394 dated February 19, 1963, 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: 10210 South Washington, Unit 208, 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. 26766905. 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 \$2,359.10, 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:

Kathryn Formeller
Its Attorney

This instrument was prepared by:
Kathryn A. Formeller
TRESSLER LLP
2600 East 107th Street, Suite 100
Bolingbrook, IL 60440
(630) 343-5200

File No. 10464-7

COOK COUNTY RECORDER OF DEEDS
SEARCHED
SERIALIZED
INDEXED
FILED
JAN 18 2017
OAK LAWN, ILLINOIS
KATHRYN FORMELLER

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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) West Edge Condominium Association, an Illinois not-for-profit corporation, by Kathryn A. Formeller, 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: 26766905 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: 10210 South Washington, Unit 208, Oak Lawn, IL 60453

Dated this 30 November 2016 in Bolingbrook, Illinois.

This instrument was prepared by:
Kathryn A. Formeller, Attorney
TRESSLER LLP
2600 East 107th Street, Suite 100
Bolingbrook, IL 60440
630/343-5200

File No. 10464-7

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LEGAL DESCRIPTION

UNIT NUMBER 208 IN WEST EDGE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE EAST 125.12 FEET OF THE WEST 300.24 FEET OF THE NORTH 313 FEET OF THE SOUTH 627 FEET OF THE SOUTH WEST ¼ OF THE SOUTH WEST ¼ OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 26 766 905 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

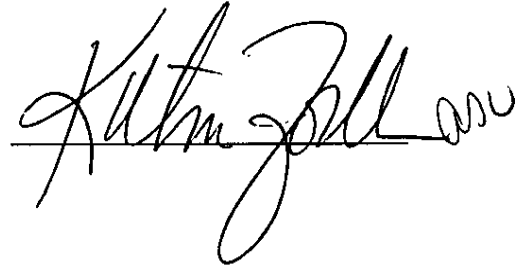
GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM AFORESAID AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED HEREIN.

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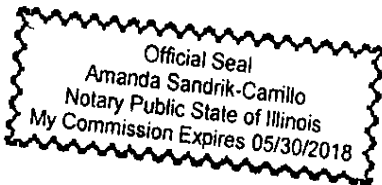
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

Kathryn A. Formeller, being first duly sworn on oath deposes and says she is the attorney for West Edge Condominium Association, the above named Claimant, that she has read the foregoing Claim for Lien, knows the contents thereof, and that all statements therein contained are true to the best of her knowledge.



Subscribed and sworn to before me
this 30 November 2016.


Notary Public



RETURN TO:
TRESSLER LLP
2600 East 107th Street, Suite 100
Bolingbrook, IL 60440
(630) 343-5200

KAF: asc
File No. 10464-7

Property of Cook County Clerk's Office