

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

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

Marthas Ridge Condominium Association, an
Illinois not-for-profit corporation,

Claimant,

vs.

Jozef Podgorski and Teresa Podgorska

Defendant(s)

PIN: 24-07-411-015-1042

CLAIM FOR LIEN in the amount of
\$2,098.32 plus costs and attorneys' fees.

(RESERVED FOR RECORDER'S USE ONLY)



Doc# 1708316000 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/24/2017 09:00 AM PG: 1 OF 4

Marthas Ridge Condominium Association, an Illinois not-for-profit corporation, hereby files a Claim for Lien against Jozef Podgorski and Teresa Podgorska, of Cook County, Illinois, and states as follows:

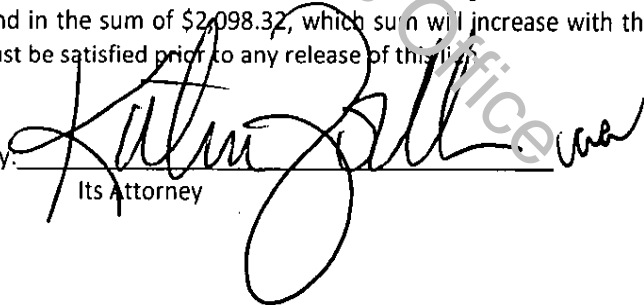
As of the date hereof, the said debtor(s) was/were the owner(s) of the following land, to wit:

(SEE ATTACHED)

and commonly known as: 10298 Southwest Highway, Unit 2B, Chicago Ridge, IL 60415

That said property is subject to a Declaration of Condominium Ownership recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 04055957. Said Declaration provides for the creation of a lien for the annual assessment or charges of the Association and the Special Assessment for capital improvements 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 \$2,098.32, 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

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

File No. 6488-12

S Y
P 4
S N
M N
SC Y
E Y
INTD.T.

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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) Marthas Ridge 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. 04055957 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)

and commonly known as: 10298 Southwest Highway, Unit 2B, Chicago Ridge, IL 60415

Dated this 21st of February 2017 in Bolingbrook, Illinois.

This instrument was prepared by:
Kathryn A. Formeller
TRESSLER LLP
2600 East 107th Street
Bolingbrook, IL 60440
630/343-5200
File No. 6488-12

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

Unit 1-2B in the Martha's Ridge Condominium as delineated on a survey of the following described Property: certain parts of Lot 44 in the Park at Chicago Ridge Resubdivision Number 1, A Resubdivision of certain part of Section 7, Township 37 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois which survey is attached as exhibit C to the Declaration of Condominium recorded as Document 04055957 together with its undivided percentage interest in the common elements in Cook County, Illinois.*

Property of Cook County Clerk's Office

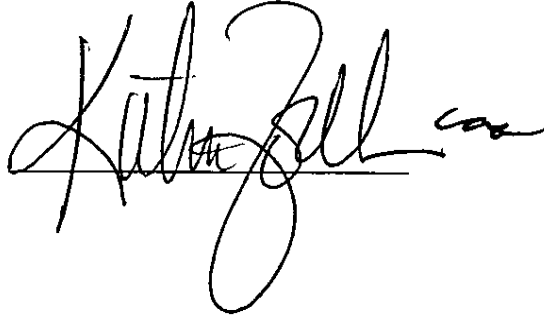
STATE OF ILLINOIS

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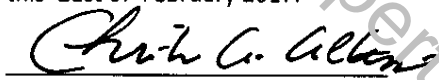
COUNTY OF COOK

) SS.

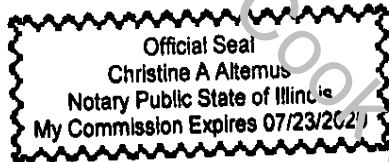
Kathryn A. Formeller, being first duly sworn on oath deposes and says she is the attorney for Marthas Ridge Condominium Association, the above named Claimant, that she has read the foregoing Claim for Lien, knows the contents thereof, and that all statements therein contained are true to the best of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



Subscribed and sworn to before me
this 21st of February 2017.



Notary Public



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

KAF/caa
File No. 6488-12

Property of Cook County Clerk's Office