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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

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

Beverly Woods Condominium Association, an
Illinois not-for-profit corporation,

Claimant,

vs.

Shonta R. Dabney

Defendant(s)

PIN: 24-24-409-044-1003

CLAIM FOR LIEN in the amount of
\$1,771.46 plus costs and attorneys' fees.

(RESERVED FOR RECORDER'S USE ONLY)



Doc# 1819706299 Fee \$44.00

RHSP FEE:59.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/16/2018 04:26 PM PG: 1 OF 4

Beverly Woods Condominium Association, an Illinois not-for-profit corporation, hereby files a Claim for Lien against Shonta R. Dabney, 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: 2434 West 117th Street, Unit 1, Chicago, IL 60655

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. 96766357. 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 of not allowing all credits with interest, costs and attorney's fees the claimant claims a lien on said land in the sum of \$1,771.46, 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. 8170-4

S Y
P 4
S N
M N
SC Y
E Y
INT A.V.
D7

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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) Beverly Woods 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. 96766357 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: 2434 West 117th Street, Unit 1, Chicago, IL 60655

Dated this 27 June 2018 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. 8170-4

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LEGAL DESCRIPTION

Unit 2434-1 in Beverly Woods Condominiums as delineated on survey of the following described real estate: Lots 15, 16 and 17 in Block 6 in Harold J. Mc Elhinny's First Addition to South Town being a Subdivision in the Southeast quarter of Section 24, 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 in the Office of the Recorder of Deeds in Cook County, Illinois as Document 96766357 together with its undivided percentage interest in the common elements. Parcel 2: The right to the use of storage space 2434-2 and locker space 2434-2 limited common elements as delineated on the survey attached to aforesaid declaration recorded as Document 96766357.

Property of Cook County Clerk's Office

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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 Beverly Woods 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.

Kathryn Formeller eg

Subscribed and sworn to before me
this 27 June 2018.

Elizabeth Galeros
Notary Public



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

KAF: eg2
File No. 8170-4

Property of Cook County Clerk's Office