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Doc#: 1922146268 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds

Date: 08/09/2019 01:24 PM Pg: 1 of 5

STATE OF ILLINOIS)
)
ss.)
COUNTY OF COOK)

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

For Use By Recorder's Office Only

Steeple Hill Condominium Association,)

Claimant.)

v.)

Mario Valencia,)

Debtor.)

2018 CH 13954

Verified Claim for Judgment Lien in
the amount of \$6,148.48, plus post
judgment interest and attorney's fees

Steeple Hill Condominium Association hereby files a Verified Claim for Judgment Lien against Mario Valencia and states as follows:

As of March 7, 2000, the said debtors are the owners of the following land, to wit:

UNIT 4-305 IN STEEPLE HILL CONDOMINIUM, AS DELINIATED UPON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 IN HOFFMAN ESTATES APARTMENTS, A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25288100, TOGETHER WITH ITS UNDIVIDED PERCENTGAE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

and commonly known as 1160 Valley Lane, Unit #305, Hoffman Estates, Illinois 60194.

PERMANENT INDEX NO. 07-16-200-046-1129

That said property is subject to a Declaration of Condominium Ownership recorded in the office of the Recorder of Deeds of Cook County, Illinois. Said Declaration provides for the creation of

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a lien for the annual assessment or charges of the Steeple Hill Condominium Association, together with interest, costs and reasonable attorney's fees necessary for said collection.

That as of the date hereof, the judgment which was entered against Mario Valencia on June 13, 2019 in connection with an underlying lawsuit captioned 2018 CH 13954 (a copy of which is attached hereto as Exhibit A), is due, unpaid and owing to the claimant on account, the claimant claims a lien on said land in the sum of \$6,148.48, which sum will increase with the levy of costs and fees of collection, all of which must be satisfied prior to any release of this lien.

Steeple Hill Condominium Association.

By: [Signature]
One of its Attorneys

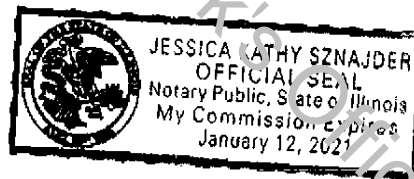
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

The undersigned, being first duly sworn on oath deposes and says he is one of the attorneys for Steeple Hill Condominium Association, the above-named claimant, that he has read the foregoing Claim for Lien, knows the contents thereof, and that all statements therein contained are true to the best of his knowledge.

[Signature]

SUBSCRIBED and SWORN to before me
this 7th day of August, 2019.

[Signature]
Notary Public

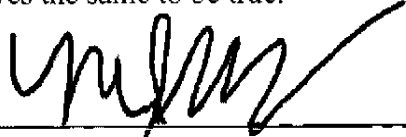


MAIL TO:
This instrument prepared by:
Kovitz Shifrin Nesbit
175 North Archer Avenue
Mundelein, IL 60060
847.537.0500

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VERIFICATION

Under penalties as provided by law pursuant to Section 1-109 of the Illinois Code of Civil Procedure, the undersigned certifies that the statements set forth in this Lien are true and correct, except as to matters therein stated to be on information and belief and, as to such matters, the undersigned certifies as aforesaid that s/he verily believes the same to be true.

By: 
Title: Attorney

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UNOFFICIAL COPY *Exhibit A*

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT, CHANCERY DIVISION

STEEPLE HILL CONDOMINIUM ASSOCIATION,)
 an Illinois not-for-profit corporation,)
 Plaintiff,)
))
 v.))
 MARIO VALENCIA; and ALL UNKNOWN)
 OCCUPANTS,)
 Defendants.)

No. 18 CH 13954

ORDER

THIS CAUSE coming to be heard in front of Judge Valderrama courtroom 2402 on Plaintiff's Motion for Prove Up of Damages, counsel for Plaintiff being present, and the Court being fully advised in the premises and making the following findings and conclusions:

- A. Mario Valencia, as Owner of the Unit, is bound by the terms of the Declaration;
- B. Defendants' refusal to grant the Association access to the Unit for purposes of treating for bedbugs is a violation of the Declaration and Act;
- C. Such violation made it necessary for the Association to file this action and incur attorneys' fees and court costs in order to protect its interests and those of the other members of the Association, and otherwise to address this issue;
- D. Based on Defendants' violation of the Declaration, Defendants are obligated and ordered to pay the Association's reasonable attorneys' fees and costs incurred in this litigation as well as the costs incurred in treating the Unit for bedbugs; and
- E. The Association is entitled to such other and further relief as this Court deems just and proper.

IT IS HEREBY ORDERED THAT:

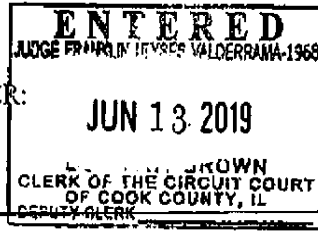
- 1. A mandatory injunction is granted in favor of Plaintiff, STEEPLE HILL CONDOMINIUM ASSOCIATION, and against Defendants, MARIO VALENCIA and ALL UNKNOWN OCCUPANTS, requiring Defendants to grant the Association access to the Unit to treat the Unit for bedbugs by June 30, 2019; *Plaintiff must provide Defendant 48 hours notice before beginning such work.*
- 2. A judgment is entered in favor of Plaintiff, STEEPLE HILL CONDOMINIUM ASSOCIATION, and against Defendant, MARIO VALENCIA, in the amount of \$ 5,540.00 for attorneys' fees and \$ 646.78 in costs.

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Case no: 180413954

Dated: _____, 2019

ENTER:



Judge _____

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Matthew J. O'Malley, Esq.
 KOVITZ SHIFRIN NESBIT – 38862
 Attorneys for Plaintiff
 175 N. Archer Avenue
 Mundelein, IL 60060
 847.537.0500
 Fax 847.537.0550
MOMalley@ksnlaw.com