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Doc#: 1933916015 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/05/2019 10:06 AM Pg: 1 of 3

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

Brandenberry Park Condominium Association, Board)
of Directors for the Brandenberry Park Condominium)
Association,)

Claimants,)

v.)

Verified Claim for Judgment Lien in
the amount of \$48,993.90

Baligh Hassan Abu Taleb,)

Debtor.)

Brandenberry Park Condominium Association, an Illinois not-for-profit corporation, hereby files a Verified Claim for Judgment Lien against Baligh Hassan Abu Taleb and states as follows:

As of December 2, 2019, the said debtor is the owner of the following land, to wit:

UNIT 11-2-B, IN THE BRANDENBERRY PARK EAST CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 IN UNIT 1, LOT 2 IN UNIT 2, LOT 3 IN UNIT 3 AND LOT 4 IN UNIT 4 OF BRANDENBERRY PARK EAST BY ZALE, BEING A SUBDIVISION IN THE SOUTH EAST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 25108489 AND AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

and commonly known as 2315 East Olive Street, #2B, Arlington Heights, Illinois 60004

PERMANENT INDEX NO. 03-21-402-014-1325

That said property is subject to a Second Amended and Restated Declaration of Condominium Ownership for Brandenberry Park Condominium Association recorded in the office of the Recorder of Deeds of Cook County, Illinois as document number 1213031038 ("Declaration"). Said Declaration provides for the creation of a lien for the assessments and judgments as defined

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in the Declaration referred to herein, 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 Baligh Hassan Abu Taleb on November 18, 2019 in connection with an underlying lawsuit identified as 2018 CH 07298 (a copy of said judgment order 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 \$48,993.90, 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.

BRANDBERRY PARK CONDOMINIUM ASSOCIATION

By: _____
One of its Attorneys

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

The undersigned, being first duly sworn on oath and under penalty of perjury, deposes and says he is one of the attorneys for Brandeberry Park Condominium Association, an Illinois not-for-profit corporation, the above named claimant, that he has read the foregoing Claim for Lien, knows the contents thereof, and that all statements herein contained are true to the best of her knowledge.

(Signature)

(Signature)

SUBSCRIBED and SWORN to before me
this 3rd day of December, 2019.

MAIL TO:

This instrument prepared by:
Jason E. Orth
Kovitz Shifrin Nesbit
175 North Archer Avenue
Mundelein, IL 60060
847.537.0500



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EXHIBIT A

(Rev. 02/24/05) CCG N002

Order

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

Brandenberg Park Condominium Assoc.
 et al. v.
Baligh Hassan Abu Taleb, et al.

No. 18 CH 07298

ORDER

This matter coming to be heard for ruling on Plaintiff's Petition for Attorney Fees and Remediation Costs, it is hereby ordered that:

1. The Court after having reviewed the petition for fees and Remediation Costs, the defendant's response brief and the Association's reply brief, and after the defendant ~~failed~~ ^{did not} to request an evidentiary hearing, and after the defendant failed to offer any competent evidence to refute the reasonableness ^{and} necessity of the attorney fees, court costs and costs to repair the subject wall, makes a determination that and rules that the attorney fees and court costs were reasonable and necessary and that the rates charged were customary for attorneys in Northern Illinois. The Court further rules that construction and consultant fees were reasonable and necessary, and the amounts (large) customary.

2. Judgment is entered in favor of the Brandenberg Park Condominium Association and against Baligh Hassan Abu Taleb in the amount of \$34,247.50 for attorney fees, 5674.23 in costs, and ~~17~~ \$14,072.17 for damages associated with repairing the subject wall in the subject unit, for a total judgment of \$48,993.90

Attorney No.: _____
 Name: _____
 Atty. for: _____
 Address: _____
 City/State/Zip: _____
 Telephone: _____

ENTERED: Judge Anna Helen Demacopoulos

NOV 18 2019

Dated: _____
 Circuit Court - 2302
 Anna H. Demacopoulos
 Judge

Judge's No.

3. The judgment entered by the Court shall also be assessed against the Unit, 2315 E. Olive Street, Unit 2B, Arlington Heights, IL 60004.

4. Defendants' oral motion for a continuance to present additional information is denied.

DOROTHY BROWN, CLERK OF THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

5. Plaintiff's motion to amend the fee petition for an additional 2.4 hours for the 10/31/19 Court appearance is denied.