

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

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

Edgewood Valley Condominium
Association Building D, an Illinois
not-for-profit corporation,

Claimant,

vs.

Patrick J. Hughes and Josette Hughes, Husband
and Wife

Defendant(s)

PIN: 18-29-202-040-1001

**CLAIM FOR LIEN in the amount of
\$5,484.28 plus future assessments, costs and
attorneys' fees.**

(RESERVED FOR RECORDER'S USE ONLY)



Doc# 2005222121 Fee \$93.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/21/2020 03:06 PM PG: 1 OF 4

Edgewood Valley Condominium Association Building D, an Illinois not-for-profit corporation, hereby files a Claim for Lien against Patrick J. Hughes and Josette Hughes, 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: 10711 5th Avenue Cut Off , Unit 103, Countryside, IL 60525

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. . 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 assessments 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 \$5,484.28, which sum will increase with the levy of future assessments, costs and attorney fees of collection, all of which must be satisfied prior to any release of this lien.

By: K Heitkemper wa _____
Its Attorney

S Y
P H
S N
M N
SC Y
E N
INT DT
D2-10-20

This instrument was prepared by:
Katerina Tsoukalas-Heitkemper
TRESSLER LLP
550 E. Boughton Road Suite 250
Bolingbrook, IL 60440
(630) 343-5200
File No. 12269-(1)

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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) Edgewood Valley Condominium Association Building D, an Illinois not-for-profit corporation, by Katerina Tsoukalas-Heitkemper, 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. 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: 10711 5th Avenue Cut Off, Unit 103, Countryside, IL 60525

Dated this 31st of January 2020 in Bolingbrook, Illinois.

This instrument was prepared by:
Katerina Tsoukalas-Heitkemper
TRESSLER LLP
550 E. Boughton Road, Suite 250
Bolingbrook, IL 60440-0858
630/343-5200
File No.12269-(1)

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LEGAL DESCRIPTION

Parcel 1: Unit No 103 as delineated on survey of the following described parcel of real estate part of Lots 2 and 3 in Midlands Farms subdivision of that part of the West ½ of the North East ¼ of Section 29, Township 38 North, Range 12 East of the Third Principal Meridian, lying South of Fifth Avenue, which survey is attached as Exhibit "A" to Declaration of condominium recorded as Document No 22520478 as amended from time to time, together with an undivided percent interest in the common elements, in Cook County, Illinois.

Parcel 2: Easements Appurtenant to and for the benefit of Parcel 1, as set forth in Declaration of Easements recorded March 13, 1973 as Document 22249106 and as created by deed from the Northwest national bank of Chicago, a National Banking association, as trustee under trust agreement dated December 19, 1975 and known as trust Number 3089 to Edward R. Ruta, Eleanor A. Ruta and Gayl S. Birks Recorded June 23, 1977 as Document 23982178 for ingress and egress in Cook County, Illinois.

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)

Katerina Tsoukalas-Heitkemper, being first duly sworn on oath deposes and says she is the attorney for Edgewood Valley Condominium Association Building D, 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.

K Heitkemper caa

Subscribed and sworn to before me
this 31st of January 2020.

Christine A. Alterius

Notary Public



RETURN TO:
TRESSLER LLP
550 E. Boughton Road, Suite 250
Bolingbrook, IL 60440
(630) 343-5200

kth/ caa
File No. 12269-(1)

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