

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
  ) SS  
COUNTY OF COOK )

Doc#: 2005946157 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 02/28/2020 09:10 AM Pg: 1 of 3

When Recorded Mail to:  
Keough & Moody, P.C.  
114 East Van Buren Avenue  
Naperville, Illinois 60540  
(630) 369-2700

## NOTICE OF CLAIM FOR LIEN IN THE OFFICE OF THE RECORDER OF DEEDS COOK COUNTY, ILLINOIS

WOODS EDGE III CONDOMINIUM	)	
ASSOCIATION,	)	
	)	
Claimant,	)	CLAIM FOR LIEN IN THE
	)	AMOUNT OF \$25,630.83
v.	)	
	)	
DONALD HAMMEL, AS TRUSTEE OF THE	)	
EDWARD FAGAN TRUST, ANY/ALL	)	
UNKNOWN BENEFICIARIES OF THE EDWARD	)	
FAGAN TRUST, DONALD HAMMEL, AS	)	
TRUSTEE OF THE JOANNE DAUM TRUST,	)	
and ANY/ALL UNKNOWN BENEFICIARIES OF	)	
THE JOANNE DAUM TRUST,	)	
	)	
Owner(s).	)	

PLEASE TAKE NOTICE that WOODS EDGE III CONDOMINIUM ASSOCIATION, a not-for-profit condominium association, hereby files a Notice and Claim for Lien against the real estate owned by DONALD HAMMEL, AS TRUSTEE OF THE EDWARD FAGAN TRUST, ANY/ALL UNKNOWN BENEFICIARIES OF THE EDWARD FAGAN TRUST, DONALD HAMMEL, AS TRUSTEE OF THE JOANNE DAUM TRUST, and ANY/ALL UNKNOWN BENEFICIARIES OF THE JOANNE DAUM TRUST, and legally described as follows:

### SEE ATTACHED LEGAL DESCRIPTION

That the said property is subject to a Declaration of Covenants and Restrictions recorded in the Office of the Recorder of Deeds of Cook County, Illinois as document number 25432642 and notice is hereby given to the owner and to any other persons who may be interested, that a lien has been created upon the interest of the owner of the aforesaid premises as provided by the terms of said Declaration of Covenants and Restrictions by reason of the fact that Monies remain unpaid for assessments in the amount of \$25,365.33, attorneys fees in the amount of \$162.50, and recording fee in the amount of \$103.00, on the date hereof.

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That the balance of the monies due, unpaid and owing to the Claimant from Owner after allowing all credits, is in the amount of \$25,630.83 for which, the Claimant claims a lien on said property.

Dated: February 26, 2020

WOODS EDGE III CONDOMINIUM ASSOCIATION,

BY: *Charles M. Keough*  
One of its Attorneys

STATE OF ILLINOIS )  
  ) SS  
COUNTY OF COOK )

I, CHARLES M. KEOUGH, BEING FIRST DULY SWORN, ON OATH DEPOSES AND SAYS, THAT I AM THE ATTORNEY FOR WOODS EDGE III CONDOMINIUM ASSOCIATION, A NOT FOR PROFIT CONDOMINIUM ASSOCIATION ORGANIZED UNDER THE LAWS OF THE STATE OF ILLINOIS, THE ABOVE NAMED CLAIMANT, THAT I HAVE READ THE FOREGOING NOTICE AND CLAIM FOR LIEN, I KNOW THE CONTENTS THEREOF, AND THAT ALL STATEMENTS THEREIN CONTAINED ARE TRUE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

*Charles M. Keough*  
Attorney for Association

Subscribed and sworn to before me on the 26th day of February, 2020.

*Amanda McKinney*  
Notary Public



Document prepared by:  
Keough & Moody, P.C.  
114 East Van Buren Avenue  
Naperville, Illinois 60540  
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**LEGAL DESCRIPTION:**

PARCEL 1: UNIT NUMBER 9165B-20 IN WOODS EDGE III CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOT "A" IN MCGRATH AND AHERN SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 12 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 NUMBER 25432642 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 23667054, AS SUPPLEMENTED AND AMENDED FROM TIME TO TIME.

**COMMONLY KNOWN AS:** 9165 North Road, Unit B  
Palos Hills, Illinois

**P.I.N.:** 23-02-200-066-1092