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LIEN:

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

**THE 4220-28 S. CHAMPLAIN
CONDOMINIUM ASSOCIATION,**

CLAIMANT,

-VS-

LAURA GRIFFIN,

DEBTOR.



Doc# 2007645039 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/16/2020 01:49 PM PG: 1 OF 2

The claimant, THE 4220-28 S. CHAMPLAIN CONDOMINIUM ASSOCIATION, an Illinois not-for-profit corporation (Claimant), with an address at 4220-28 South Champlain Avenue, Chicago, IL 60653, hereby files a claim for lien against LAURA GRIFFIN, an Individual residing at 4220 South Champlain Avenue, Unit 1N, Chicago, IL 60653 (hereinafter referred to as "Owner"), and any persons claiming to be interested in the real estate described herein, and states:

1. That Owner owned that certain land legally described in the Special Warranty Deed recorded with the Cook County Recorder of Deeds as Document No. 1427419030, in the County of Cook, State of Illinois (the "Property"), and commonly known as:

4220 S. Champlain Ave., Chicago, IL 60653, Unit 1N, Chicago, Illinois 60653;

PIN: 20-03-224-056-1006.

2. That, as of the date hereof, the Property is subject to a Declaration of Condominium/Covenants recorded in the Office of the Cook County Recorder of Deeds as Document No. 0501045111 (the "Declaration"). The Declaration provides for the creation of a lien for the annual assessment or charges of The 4220-28 S. Champlain Condominium Association and the special assessment of capital improvements, together with interest, costs, and reasonable attorney's fees necessary for its collection.
3. That, as of March 16, 2020, the assessment being due, unpaid, and owing to the claimant on account, after allowing all credits with interest, costs, and attorneys' fees, the claimant claims a lien on the Property and beneficial interest (if any) and improvements thereon, in the amount of FOUR THOUSAND, SIX HUNDRED FORTY-SIX AND 46/100 DOLLARS (\$4,646.46) plus attorneys' fees, costs, and interest.

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4. To the extent permitted by law, all waivers of lien heretofore given by claimant, if any, in order to induce payment not received are hereby revoked. Acceptance of payment by claimant of a percentage, but not all, of the amount claimed due hereunder shall not operate to invalidate this notice.

IN WITNESS WHEREOF, the undersigned has signed this instrument on March 14, 2020.

THE 4220-28 S. CHAMPLAIN CONDOMINIUM
ASSOCIATION

By: *Torica S. Webb*
Torica Webb

Its: President

Prepared by:
Desiree L. Freeman
Lauricella Freeman, LLC
2210 West Carmen Avenue, Suite 1W
Chicago, Illinois 60625

STATE OF ILLINOIS)
) ss.
COUNTY OF Cook)

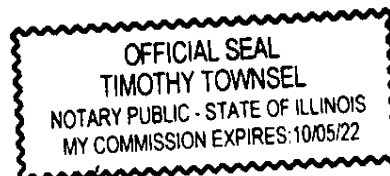
The affiant, Torica Webb, being first duly sworn on oath, deposes and says under penalty of perjury that she is President of the claimant; that she has read the foregoing claim for lien and knows the contents thereof; and that all statements therein are true and correct.

By: *Torica S. Webb*
Torica Webb

Its: President

Subscribed and sworn to before me this
14 day of March, 2020

Timothy Townsel
Notary Public



My commission expires 10/05, 2022