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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

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

Westgate Professional Center
Condominium Association, an Illinois
not-for-profit corporation,

Claimant,

vs.

Blue Island Clinic Company, LLC

Defendant(s)

PIN: 24-32-300-064-1002

**CLAIM FOR LIEN in the amount of
\$3,938.26 plus future assessments, costs and
attorneys' fees.**

(RESERVED FOR RECORDER'S USE ONLY)



2012908106

Doc# 2012908106 Fee \$93.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 05/08/2020 12:24 PM PG: 1 OF 4

Westgate Professional Center Condominium Association, an Illinois not-for-profit corporation, hereby files a Claim for Lien against Blue Island Clinic Company, LLC, 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: 13305 Ridgeland Avenue, Unit B, Palos Heights, IL 60461

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. 0432327054. 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 \$3,938.26, 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.

Kathryn Formeller

By: _____
Its Attorney

This instrument was prepared by:
Kathryn A. Formeller
TRESSLER LLP
550 E. Boughton Road Suite 250
Bolingbrook, IL 60440
(630) 343-5200
File No. 8510-3

S ✓
P ✓
S ✓
M ✓
SC ✓
E ✓
INT ✓
D 3-18-20

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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) Westgate Professional Center Condominium Association, an Illinois not-for-profit corporation, by Kathryn A. Formeller, 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. 0432327054 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: 13305 Ridgeland Avenue, Unit B, Palos Heights, IL 60463

Dated this 2 March 2020 in Bolingbrook, Illinois.

This instrument was prepared by:
Kathryn A. Formeller
TRESSLER LLP
550 E. Boughton Road, Suite 250
Bolingbrook, IL 60440-0858
630/343-5200
File No.8510-3

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LEGAL DESCRIPTION

Unit 13305-B together with its undivided percentage interest in the common elements in Westgate Valley Professional Center Condominium as delineated and defined in the Declaration recorded as Document No. 0432327054 as amended from time to time, in part of the West half of the Southwest quarter of Section 32, Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

**COOK COUNTY
RECORDER OF DEEDS**

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STATE OF ILLINOIS

) SS.

COUNTY OF COOK

)

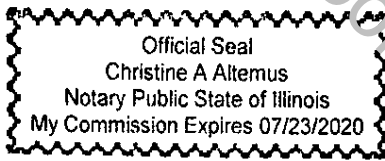
Kathryn A. Formeller, being first duly sworn on oath deposes and says she is the attorney for Westgate Professional Center Condominium Association, the above named Claimant, that she has read the foregoing Claim for Lien, knows the contents thereof, and that all statements therein contained are true to the best of her knowledge.

Kathryn Formeller caa

Subscribed and sworn to before me
this 2 March 2020.

Christine A. Altemus

Notary Public



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

KAF/ caa
File No. 8510-3

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