

# UNOFFICIAL COPY



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Doc# 2031757076 Fee \$93.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/12/2020 04:49 PM PG: 1 OF 4

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

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

11101-05 S. Talman Avenue Condominiums, an  
Illinois not-for-profit corporation,

Claimant,

vs.

Kelly McClory

Defendant(s)

PIN: 24-24-203-039-0000

**CLAIM FOR LIEN** in the amount of  
**\$2,042.32 plus future assessments, costs and**  
**attorneys' fees.**

(RESERVED FOR RECORDER'S USE ONLY)

11101-05 S. Talman Avenue Condominiums, an Illinois not-for-profit corporation, hereby files a Claim for Lien against Kelly McClory, 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 FOR LEGAL DESCRIPTION.**

and commonly known as: 11103 S. Talman Avenue # 1E , Chicago, IL 60655

That said property is subject to a Declaration of covenants, conditions and restrictions recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 0011022693. Said Declaration provides for the creation of a lien for the assessment and/or charges of the Association and the special assessments together with interest, costs and reasonable attorney's fees necessary for said collection.

That as of the date hereof the assessment 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 \$2,042.32, which sum will increase with the levy of future assessments, costs and fees of collection, all of which must be satisfied prior to any release of this lien.

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. 11086-(2)

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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) 11101-05 S. Talman Avenue Condominiums, 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. 0011022693 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 FOR LEGAL DESCRIPTION.**

and commonly known as: 11103 S. Talman Avenue # 1E , Chicago, IL 60655

Dated this 27 of October, 2020 in Bolingbrook, Illinois.

This instrument was prepared by:  
Kathryn A. Formeller, Attorney  
TRESSLER LLP  
550 E. Boughton Road Suite 250  
Bolingbrook, IL 60440  
630/343-5200

File No. 11086-(2)

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## LEGAL DESCRIPTION

Unit 1E in 11101-05 S. Talman Condominium of Chicago, as delineated on a survey of the following described real estate: Lots 1,2,3 and 4 ( except the South 1 foot thereof) in Block 1, in Jane F. Taylor's subdivision of the Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 24, Township 37 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois; which Survey is attached as Exhibit A to the Declaration of Condominium recorded November 1, 2001 as Document 0011022693 together with its undivided percentage interest in the common elements. Exclusive us to Parking Space P-10, a limited common element as set forth in the Declaration of Condominium recorded November 1, 2001 as Document 0011022693.

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STATE OF ILLINOIS

) SS.

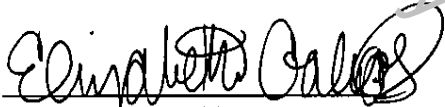
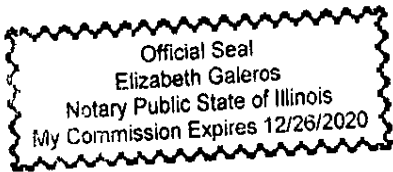
COUNTY OF COOK

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Kathryn A. Formeller, being first duly sworn on oath deposes and says she is the attorney for 11101-05 S. Talman Avenue Condominiums, 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.



Subscribed and sworn to before me  
this 27 of October, 2020.

  
Notary Public

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

KAF: caa  
File No. 11086-(2)

Property of Cook County Clerk's Office