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Karen A. Yarbrough
Cook County Clerk
Date: 02/09/2021 09:04 AM Pg: 1 of 3

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Document Prepared by &
When Recorded Mail to:
Keough & Moody, P.C.
114 East Van Buren
Naperville, Illinois 60540
(630) 245-5081

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

NASSAU TERRACE CONDOMINIUM, INC.,)
)
) Claimant,
)
) v.
)
S.T.C.R. COMPANY,)
) Owner(s).

CLAIM FOR LIEN IN THE
AMOUNT OF \$35,340.51

PLEASE TAKE NOTICE that the NASSAU TERRACE CONDOMINIUM, INC., a not-for-profit community association, hereby files a Notice and Claim for Lien against the real estate owned by S.T.C.R. COMPANY, and legally described as follows:


SEE ATTACHED LEGAL DESCRIPTION

That the said property is subject to a Declaration of Condominium Ownership and of Easements, Restrictions and Covenants recorded in the Office of the Recorder of Deeds of Cook County, Illinois as document number 31-52-363 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 Condominium Ownership and of Easements, Restrictions and Covenants by reason of the fact that Monies remain unpaid for assessments in the amount of \$35,075.01, attorneys fees in the amount of \$162.50, and recording fee in the amount of \$103.00, on the date hereof.

That the balance of the monies due, unpaid and owing to the Claimant from Owner after allowing all credits, is in the amount of \$35,340.51 for which, the Claimant claims a lien on said property.

Dated: January 18, 2021

NASSAU TERRACE CONDOMINIUM, INC.

BY: 
One of its Attorneys

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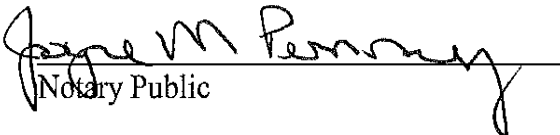
STATE OF ILLINOIS)
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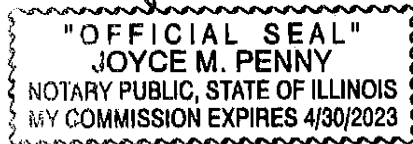
I, CHARLES M. KEOUGH, BEING FIRST DULY SWORN, ON OATH DEPOSES AND SAYS, THAT I AM THE ATTORNEY FOR THE NASSAU TERRACE CONDOMINIUM, INC., A NOT FOR PROFIT CONDOMINIUM ASSOCIATION ORGANIZED UNDER THE LAWS OF THE STATE OF ILLINOIS, THE ABOVE NAMED CLAIMANT, THAT I HAVE READ THE FOREGOING NOTICE AND CLAIM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



Attorney for Association

Subscribed and sworn to before me
on January 18, 2021



Notary Public

Prepared by:
Keough & Moody, P.C.
114 East Van Buren
Naperville, IL 60540
(630) 245-5081

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LEGAL DESCRIPTION:

UNIT NO. 2G IN BUILDING ONE IN NASSAU TERRACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 10 (EXCEPT NORTH 6 INCHES) AND ALL OF LOTS 11 TO 15 IN BLOCK 1 IN RESUBDIVISION OF LOTS 1 TO 27 IN BLOCK 3 AND LOTS 1 TO 20 IN BLOCK 4 IN HARMON AND YOUNG'S SUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 25, 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 AS DOCUMENT NUMBER LR3152363 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS:

12544 S. Fairview Ave. Unit 2-G a/k/a 12544
Fairview Avenue, #2G
Blue Island, Illinois 60406

P.I.N.:

24-25-415-017-1016

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