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COOK COUNTY, ILLINOIS

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Karen A. Yarbrough
Cook County Clerk
Date: 03/05/2021 10:48 AM Pg: 1 of 2

P.I.N. 09-34-101-027-1006

STATE OF ILLINOIS }
COUNTY OF COOK } SS

BOARD OF MANAGERS OF TALCOTT HOUSE
CONDOMINIUM ASSOCIATION,
Claimant,

v.

UNKNOWN HEIRS AND LEGATEES OF HELEN
EISENBEIS and UNKNOWN HEIRS AND
LEGATEES OF WALTER EISENBEIS,
Defendant(s).

Claim for Lien in the amount
of \$3,158.98 plus attorneys' fees
and costs

LIEN

Claimant, BOARD OF MANAGERS OF TALCOTT HOUSE CONDOMINIUM ASSOCIATION hereby files a Claim for Lien against Defendants of Cook County, Illinois and states as follows:

As of the date hereof, the said Defendants were the owners of the following described land, to-wit:

Unit No. 1-D, in the Talcott House Condominium, as delineated on a plat of survey of the following described parcel of real estate: part of Lot 2 of the Northwest quarter of Section 34, Township 41 North, Range 12 East of the Third Principal Meridian, which survey is attached to the Declaration of Condominium recorded in the Office of the Cook County Recorder of Deeds as Document 218274476, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

P.I.N. 09-34-101-027-1006

Commonly known as: 2300 Talcott Road, Unit 1D, Park Ridge, Illinois 60068

That the said property is subject to a Declaration of Condominium Ownership recorded as Document No. 218274476 as may be amended from time to time in the Office of the Recorder of Deeds of Cook County, Illinois, and that said Declaration and Section 9 of the Illinois Condominium Property Act., 765 ILCS 605/9, provide for the creation of a lien for the periodic assessments or charges of the Association and for special assessments for capital improvements together with interest, late charges, costs, and reasonable attorneys fees necessary for said collection.

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That the balance due as of February 17, 2021, unpaid and owing to the Claimant on account thereof after allowing all credits, is in the amount of \$3,158.98 for which, with interest, costs and reasonable attorneys fees, the Claimant claims a lien on said land and improvements.

BOARD OF MANAGERS OF TALCOTT HOUSE CONDOMINIUM ASSOCIATION

DATE: 2/17, 2021

BY: Sandra J. Kahn
DICKLER, KAHN, SLOWIKOWSKI & ZAVELL, LTD.
Attorney for Claimant

STATE OF ILLINOIS)
COUNTY OF COOK) SS:

SANDRA T. KAHN, being first duly sworn on oath, deposes and says, that she is one of the attorneys for TALCOTT HOUSE CONDOMINIUM ASSOCIATION, the above named Claimant, that she has read the foregoing Claim for Lien, knows the contents thereof, and that all the statements therein contained are true.

Subscribed and sworn to before me
this 17th day of February, 2021

Sheila M. Minnice
Notary Public



This Instrument prepared by:
DICKLER, KAHN, SLOWIKOWSKI & ZAVELL, LTD.
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Arlington Heights, IL 60005
(847) 593-5595