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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/11/2021 12:58 PM PG: 1 OF 4

CLAIM OF LIEN FOR UNPAID CONDOMINIUM ASSESSMENTS

Pursuant to Section 9 of the Illinois Condominium Property Act, 765 ILCS 605/9, and pursuant to the Declaration of Condominium Ownership for Windwood Condominium No. 1, recorded on August 11, 1983 as Document No. 3323281 in the Office of the Recorder of Deeds of Cook County, Illinois, as amended from time to time, the Board of Managers of Windwood Condominium No. 1 hereby claims a lien in the amount of Six Thousand Nine Hundred Sixty Five Dollars and 66/100 (\$6,965.66), together with all other lawful charges now or hereafter accruing, against the real property legally described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

IN WITNESS WHEREOF, the undersigned has signed this instrument this 24th day of February, 2020.

BOARD OF MANAGERS OF
WINDWOOD CONDOMINIUM NO. 1

By: 

Its Attorney and Agent

Prepared by and after recording,
please return to:

Thomas G. Gardiner
Gardiner Koch Weisberg & Wrona
53 W. Jackson Boulevard
Suite 950
Chicago, IL 60604
Main: 1-312-362-0000
Facsimile: 1-312-362-0440
Email: tgardiner@gkwwlaw.com

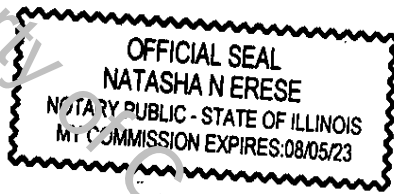
(continued on next pages)

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STATE OF ILLINOIS)
)
 COUNTY OF COOK) SS.

I, Natasha Erese, a notary public in and for the county in the state aforesaid, do hereby certify that Thomas G. Gardiner, as attorney and agent for the Board of Managers of Windwood Condominium No. 1, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 24th day of February, 2021.



Natasha N. Erese

 Notary Public

Property of Cook County Clerk's Office

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EXHIBIT A

UNIT 3F, BUILDING 6 AS DESCRIBED IN SURVEY DELINEATED ON AND ATTACHED TO AND MADE A PART OF A DECLARATION OF CONDOMINIUM OWNERSHIP REGISTERED ON AUGUST 11, 1983 AS DOCUMENT 3323281 TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN AND SAID DECLARATION, AND AS AMENDED FROM TIME TO TIME IN AND TO THE FOLLOWING DESCRIBED PREMISES THE WEST 232.00 FEET OF THE EAST 405.00 FEET OF THE NORTH 260.80 FEET OF THE SOUTH 730.00 FEET OF THE PARCEL OF THE LAND; THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING EAST OF THE RIGHT-OF-WAY LINE OF THE ILLINOIS CENTRAL RAILROAD AND NORTH OF A LINE WHICH IS 976.99 FEET NORTH OF AND PARALLEL, WITH THE SOUTH LINE OF THE SAID WEST 1/2 OF THE NORTHWEST 1/4 IN COOK COUNTY, ILLINOIS (EXCEPTING FROM SAID TRACT THAT PART THEREOF DESCRIBED AS FOLLOWS: A STRIP OF LAND 20.00 FEET RIGHT OF WAY OF THE ILLINOIS CENTRAL RAILROAD COMPANY, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EAST LINE OF SAID PRESENT RIGHT-OF-WAY 233.00 FEET SOUTHERLY FROM A POINT WHERE SAID RIGHT-OF-WAY INTERSECTS THE NORTH LINE OF SAID SECTION 35 AND RUNNING THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE 889.00 FEET; THENCE EAST ON A LINE PARALLEL TO SAID NORTH SECTION LINE TO A POINT THAT IS 220.00 FEET PERPENDICULARLY DISTANT EASTERLY, FROM SAID RIGHT-OF-WAY; THENCE NORTHERLY PARALLEL TO SAID RIGHT-OF-WAY LINE 881.00 FEET TO A POINT OPPOSITE TO THE POINT BEGINNING WESTERLY AT A RIGHT ANGLE 20.00 FEET TO A POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS.

"

Permanent Index Number: 31-35-100-047-1094

Commonly known as: 22422 York Court
 Unit 3F
 Richton Park, Illinois 60471

"

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AFFIDAVIT FOR RECORDER'S LABELING OF SIGNATURES AS COPIES

REQUEST TO RECORD PHOTOCOPIED DOCUMENTS PURSUANT TO §55 ILCS 5/3-5013

I Karin Sandman, being duly sworn, state that I have access to the copies of the attached
(print name above)

document(s), for which I am listing the type(s) of document(s) below:

Claim of Lien for Unpaid Condominium Assessments
(print document types on the above line)

which were originally executed by the following parties whose names are listed below:

Thomas G. Gardner
(print name(s) of executor/grantor)

(print name(s) of executor/grantee)

for which my relationship to the document(s) is/are as follows: (example - Title Company, Agent, Attorney, etc.)

Attorney
(print your relationship to the document(s) on the above line)

OATH REGARDING ORIGINAL

I state under oath that the original of this document is now LOST or NOT IN POSSESSION of the party seeking to now record the same. Furthermore, to the best of my knowledge, the original document was NOT INTENTIONALLY destroyed, or in any manner DISPOSED OF for the purpose of introducing this photo to be recorded in place of original version of this document. Finally, I, the Affiant, swear I have personal knowledge that the foregoing oath statement contained therein is both true and accurate.

Karin Sandman
Affiant's Signature Above

3-11-21

Date Affidavit Executed/Signed

THE BELOW SECTION IS TO BE COMPLETED BY THE NOTARY THIS AFFIDAVIT WAS SUBSCRIBED AND SWORN TO BEFORE

3-11-21

Date Document Subscribed & Sworn Before Me

Natasha N. Erese

Signature of Notary Public

OFFICIAL SEAL
NATASHA N ERESE
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 08/05/23

SPECIAL NOTE: This is a courtesy form from the CCRD, and while a similar affidavit is necessary for photocopied documents, you may use your own document so long as it includes substantially the same information as included in the above document. Additionally, any customer seeking to record a facsimile or other photographic or photostatic copy of a signature of parties who had executed such a document has the option to include this Affidavit in the recording, at their own expense if such expense is incurred, as an "EXHIBIT" and NOT the coverpage. However, this affidavit is NOT required to be recorded, only presented to the CCRD as the necessary proof required before the recorder may record such a document. Finally, the recorded document WILL be stamped/labeled as a copy by the CCRD prior to its recording.