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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/02/2021 02:19 PM PG: 1 OF 4

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

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

The Greens of Blue Island Condominium  
Association, an Illinois not-for-profit  
corporation,

Claimant,

vs.

Michael Donaldson

Defendant(s)

**PIN: 24-25-209-016-1033**

**CLAIM FOR LIEN in the amount of  
\$5,050.86 plus future assessments, costs and  
attorneys' fees.**

(RESERVED FOR RECORDER'S USE ONLY)

The Greens of Blue Island Condominium Association, an Illinois not-for-profit corporation, hereby files a Claim for Lien against Michael Donaldson, 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: 12235 Fairway Circle, Unit A, Blue Island, IL 60406

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. 98025927. 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 \$5,050.86, 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.

By: \_\_\_\_\_

Its Attorney

*Katerina Tsoukalas-Heitkemper*

S	y
P	4
S	y
M	USPS
SC	—
E	y
INT	IKP

This instrument was prepared by:  
Katerina Tsoukalas-Heitkemper  
TRESSLER LLP  
550 E. Boughton Road Suite 250  
Bolingbrook, IL 60440  
(630) 343-5200  
File No. 12001-10

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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) The Greens of Blue Island Condominium Association, an Illinois not-for-profit corporation, by Katerina Tsoukalas-Heitkemper, 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. 98025927 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: 12235 Fairway Circle, Unit A, Blue Island, IL 60406

Dated this 22 January 2021 in Bolingbrook, Illinois

This instrument was prepared by:  
Katerina Tsoukalas-Heitkemper  
TRESSLER LLP  
550 E. Boughton Road, Suite 250  
Bolingbrook, IL 60440-0858  
630/343-5200  
File No.12001-10

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## LEGAL DESCRIPTION

**Parcel 1:** Unit Number 16-12235A in the Greens of Blue Island Condominiums, as delineated on a Plat of Survey of the following-described real estate: Parts of Lot 1 of Fairway Meadows Subdivision, a part of the Northwest 1/4 of Section 25, Township 37 North, Range 13, East of the Third Principal Meridian, according to the Plat thereof recorded on January 31, 1995 as Document No. 95071188 in Cook County, Illinois, which Survey is attached as Exhibit "B" to the Declaration of Condominium, recorded as Document No. 98025927 and, as amended, together with its undivided percentage interest in the common elements; and

**Parcel 2:** Easement for ingress and egress for the benefit of Parcel 1, as shown on the Plat of Fairway Meadows Subdivision recorded on January 31, 1995 as Document No. 95071188

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STATE OF ILLINOIS            )  
  ) SS.  
COUNTY OF COOK            )

Katerina Tsoukalas-Heitkemper, being first duly sworn on oath deposes and says she is the attorney for The Greens of Blue Island 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.

*K. Heitkemper*  
\_\_\_\_\_

Subscribed and sworn to before me  
this 22 January 2021.

*Christine A. Altemus*  
\_\_\_\_\_  
Notary Public



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

kth/ eg2  
File No. 12001-10

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