

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

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

Westgate Professional Center Condominium
Association, an Illinois not-for-profit
corporation,

Claimant,

vs.

Blue Island Clinic Company, LLC

Defendant(s)

PIN: 24-32-300-064-1002

**CLAIM FOR LIEN in the amount of
\$7,638.46 plus future assessments, costs and
attorneys' fees.**

(RESERVED FOR RECORDER'S USE ONLY)



Doc# 2116006040 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/09/2021 02:04 PM PG: 1 OF 4

Westgate Professional Center Condominium Association, an Illinois not-for-profit corporation, hereby files a Claim for Lien against Blue Island Clinic Company, LLC, 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: 13305 Ridgeland Avenue, Unit B , Palos Heights, IL 60462

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. 0432327054. 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 \$7,638.46, 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:
Katerina Tsoukalas-Heitkemper
TRESSLER LLP
550 E. Boughton Road Suite 250
Bolingbrook, IL 60440
(630) 343-5200

File No. 8510-3

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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) Westgate Professional Center 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. 0432327054 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: 13305 Ridgeland Avenue, Unit B, Palos Heights, IL 60463

Dated this 12 of May, 2021 in Bolingbrook, Illinois.

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

File No. 8510-3

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

Unit 13305-B together with its undivided percentage interest in the common elements in Westgate Valley Professional Center Condominium as delineated and defined in the Declaration recorded as Document No. 0432327054 as amended from time to time, in part of the West half of the Southwest quarter of Section 32, Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE
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)

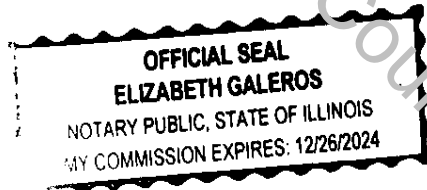
Katerina Tsoukalas-Heitkemper, being first duly sworn on oath deposes and says she is the attorney for Westgate Professional Center Condominium Association, the above named Claimant, that she has read the foregoing Claim for Lien, knows the contents thereof, and that all statements therein contained are true to the best of her knowledge.

K. Heitkemper

Subscribed and sworn to before me
this 12 of May, 2021.

Elizabeth Galeros

Notary Public



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

kth: eg2
File No. 8510-3

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