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Doc# 2123846020 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/26/2021 11:06 AM PG: 1 OF 4

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

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

Pines of Oak Lawn, an Illinois not-for-profit
corporation,

Claimant,

vs.

Claudia Ramirez

Defendant(s)

PIN: 24-08-200-087-1079

CLAIM FOR LIEN in the amount of
\$1,562.28 plus future assessments, costs and attorneys' fees. (RESERVED FOR RECORDER'S USE ONLY)

Pines of Oak Lawn, an Illinois not-for-profit corporation hereby files a Claim for Lien against Claudia Ramirez, 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: 9555 Southwest Highway, Unit 5, Oak Lawn, IL 60453

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. 23288823. 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 \$1,562.28, 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.

Kathryn Formeller *CAC*

By: _____
Its Attorney

This instrument was prepared by:
Kathryn A. Formeller
TRESSLER LLP
550 E. Boughton Road Suite 250
Bolingbrook, IL 60440
(630) 343-5200

File No. 6594-3

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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) Pines of Oak Lawn, an Illinois not-for-profit corporation, by Kathryn A. Formeller, 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. 23288823 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: 9555 Southwest Highway, Unit 5 , Oak Lawn, IL 60453

Dated this 18 of August, 2021 in Bolingbrook, Illinois.

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

File No. 6594-3

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LEGAL DESCRIPTION

Unit No. 1306-5 in the Pines of Oak Lawn Condominium as delineated on the Survey of the following described Parcel of Real Estate: That part lying Southeasterly of the Southwest highway of the North 788.00 feet of the West half of the West half of the West half of the Northeast quarter of Section 8, 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 Ownership made by Beverly Bank as Trustee under Trust 8-4730 recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 23288823 together with percentage of common elements appurtenant to said Unit as set forth in said Declaration as amended from time to time, which percentage shall automatically change in accordance with additional common elements as such amended Declarations are filed of record, in the percentages set forth in such amended Declarations, which percentages shall automatically be deemed to be conveyed effective on the recording of each such amended Declaration as though conveyed hereby, in Cook County, Illinois.

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STATE OF ILLINOIS

)
) SS.

COUNTY OF COOK

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Kathryn A. Formeller, being first duly sworn on oath deposes and says she is the attorney for Pines of Oak Lawn, 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.

Kathryn A. Formeller

Subscribed and sworn to before me
this 18 of August, 2021.

Christine A. Altemus
Notary Public



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

KAF: caa
File No. 6594-3

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