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- 3. That as of the date hereof the assessment due, unpaid and owing the claimant on account after allowing all credits with interest, costs and attorney fees, the Claimant claims a lien in the sum of THREE THOUSAND TWO HUNDRED FORTY-FIVE AND 32/100 (\$3,245.32) which sum will increase with the levy of future assessments, cost of collection and fees of collection, all of which must be satisfied prior to the release of this lien.
- 4. This Claim for Lien and Recorded Notice is further executed and recorded under the Illinois Mortgage and Foreclosure Act for the purposes of disclosing of record the following information and so as to prevent the claimant from being regarded as a non-record with respect to the premises and interest of the claimant herein set forth:
 - A. FLOSSMOOR COUNTRY CLUB APARTMENTS CONDOMINIUM ASSOCIATION, Illinois not for profit association, by Jim L. Stortzum, its attorney, causes this lien to be filed.
 - B. Real estate lien for delinquent assessments, repairs and fines pursuant to the Declaration of Covenants, Conditions, and Restrictions of Record recorded as Document No. 24061704 as amended in the Office of the Recorder of Deeds, Cook County, Illinois.
 - C. The premises to which the right, title, interest, claim of lien pertains are as follows:

UNIT 2612-1N TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN FLOSSMOOR COUNTRY CLUB APARTMENTS CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 22557628, IN THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Tax Identification: 31-01-420-048-1007
 and commonly known as: 2612 Central Drive, #1-N
 Flossmoor, IL 60422

Dated this 5th day of January, 2022 at Orland Park, Illinois.

FLOSSMOOR COUNTRY CLUB APARTMENTS
 CONDOMINIUM ASSOCIATION, an Illinois not
 for profit Corporation

By: 
 Jim L. Stortzum, Its Attorney

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FEDERAL FAIR DEBT COLLECTION PRACTICES ACT NOTICE

THIS IS AN ATTEMPT TO COLLECT A DEBT
ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE

NOTICE REQUIRED BY THE
FEDERAL FAIR DEBT COLLECTION PRACTICES ACT
15.U.S.C. ¶1692(g)

1. The amount of debt you owe to Flossmoor Country Club Apartments Condominium Association is \$2,768.49 in assessment and late fees, as of January 5, 2022 \$476.83 in attorney's fees and costs as of January 5, 2022 for a total of \$3,245.32.

2. The name of the creditor to whom the debt is owned is the Flossmoor Country Club Apartments Condominium Association (the "creditor").

3. The debt described in the attached notice will be assumed to be valid by Attorney Jim L. Stortzum (the creditor's "law firm") unless you notify the creditor's law firm in writing within thirty (30) days after receipt of this notice that you dispute the validity of this debt, or any portion thereof.

4. If you notify the creditor's law firm in writing within the thirty (30) day period mentioned above that the debt, or any portion thereof, is disputed, the creditor's law firm will obtain verification of the debt and a copy of the verification will be mailed to you by the creditor's law firm.

5. NOTHING CONTAINED HEREIN SHALL BE DEEMED TO LIMIT THE CREDITOR'S RIGHT TO PURSUE ANY OF ITS RIGHTS OR REMEDIES AGAINST YOU UNDER THE LAW PRIOR TO THE EXPIRATION OF THE THIRTY (30) DAYS EXPIRATION PERIOD.

6. The creditor seeks to collect a debt and any information obtained will be used for that purpose.

7. The name of the original creditor is set forth in Number 2 above. If the creditor named above is not the original creditor, and if you make a written request to the creditor's attorney within thirty (30) days from the receipt of this notice, the name and address of the original creditor will be mailed to you by the creditor's law firm.

8. Written requests should be addressed to:

Jim L. Stortzum
Attorney at Law
10725 W. 159th Street
Orland Park, IL 60467

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AFFIDAVIT OF SERVICE

I, Mary E. Walter, being duly sworn on oath deposes and states that she is over twenty-one (21) years of age and that on the 5th day of January, 2022 mailed a copy of the above foregoing Notice and Claim for the Lien upon the Following:

OWNER:

Andre Toguem
2612 Central Drive, #1-N
Flossmoor, IL 60422

MORTGAGEE:

There are no lenders of record.

Copy by Regular Mail:

Board of Directors

Service was made on the above named Owner and Mortgagee by depositing said copy enclosed in an envelope, at a United States mailbox Village of Orland Park, Illinois by Certified mail, return receipt requested, postage prepaid and properly addressed and likewise mailing an additional counterpart by regular mail on January 5th, 2022 before 5:00 pm.

Mary E. Walter

Subscribed and sworn to be before me
this 5th day of January, 2022.

JL Stortzum

Notary Public

