NOFFICIAL COPY

STATE OF ILLINOIS)

)SS

COUNTY OF COOK)

FLOSSMOOR COUNTRY CLUB APARTMENTS CONDOMINIUM ASSOCIATION. an Illinois Not for Profit Corporation

Doc# 2201912050 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/19/2022 01:05 PM PG: 1 OF 5

Claimant,

ANDRE TOGUEM.

Claim for Lien in the amount of \$3,245.32 with Costs, Attorney Fees and Recorded Notice PIN NO.: 31-01-420-048-1007

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CLAIM FOR LIEP! AND RECORDED NOTICE

FLOSSMOOR COUNTRY CLUB APARTMENTS CONDOMINIUM ASSOCIATION, an Illinois not for profit corporation, hereby files a Claim for Lien against Andre Toguem, and states as follows:

As of the date hereof, the said Lienee was the cwner of the following land, to wit: 1.

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 THIK! 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

2. That said property is subject to a Declaration of Covenants, Conditions and Restrictions of a common interest community recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document #22557628 as amended. Said Declaration provides for the creation of a lien for unpaid Association assessments together with interest, costs and reasonable attorney fees necessary for collection of same.

- 3. That as of the date hereof the assessment due, unpair 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 regarding 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. P.cal 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 VITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN FLOSSMOOR COUNTRY CLUB APARTMENTS CONDOMINADM, 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 ______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

STATE OF ILLINOUS NOFFICIAL COPY COUNTY OF COOK SS SS

JIM L. STORTZUM, being first duly sworn on oath deposes and states that he is the attorney for the above named claimant, FLOSSMOOR COUNTRY CLUB APARTMENTS CONDOMINIUM ASSOCIATION, an Illinois not for profit corporation, that he has read the foregoing Claim for Lien and Recorded Notice, knows the contents thereof and that all the statements therein contained are true.

JIM L. STORTZUM

Clort's Original

Subscribed and sworn to before me this 5 day of January, 2021.

Mary E. Salte

OFFICIAL SEAL
MARY E WALTER
NOTARY PUBLIC - S) ATE OF ILLINOIS
MY COMMISSION E PIPES:05/25/23

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Jim L. Stortzum Attorney at Law 10725 West 159th Street Orland Park, IL 60467 (708) 349-4002

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FEDERAL FAIR SEBTEOLE CHON 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 Cub 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 PIGHTS 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

UNOFFICIAL COPY

AFFIDAVIT OF SERVICE

OWNER:

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

MORTGAGEE:

There are no lenders of record.

Copy by Regular Mail:

Poard of Directors

Service was made on the above named Gymer 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 5 12, 2022 before 5:00 pm.

Subscribed and sworn to be before me

DOOD TO

this 5th day of The

Notary Public

OFFICIAL SEAL JIMAL STORTZUM

NOTARY PUBLIC - STATE

OFFICIAL SEAL JIM L STORTZUM ARY PUBLIC - STATE OF ILLII

NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:08/02/23