

# UNOFFICIAL COPY

STATE OF ILLINOIS            )  
  ) SS.  
COUNTY OF COOK            )

Doc#. 2220118007 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/20/2022 06:16 AM Pg: 1 of 4

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

3144 South Prairie Avenue Condominium Assn,  
an Illinois not-for-profit corporation,

Claimant,

vs.

The Chicago Trust Company, as Trustee under  
trust agreement dated 18th of December, 1997,  
known as Trust Number 1105259

Defendant(s)

PIN: 17-34-103-058-1005

(RESERVED FOR RECORDER'S USE ONLY)

**CLAIM FOR LIEN in the amount of  
\$1,462.79 plus future assessments, costs and  
attorneys' fees.**

3144 South Prairie Avenue Condominium Assn, an Illinois not-for-profit corporation, hereby files a Claim for Lien against The Chicago Trust Company, as Trustee under trust agreement dated 18th of December, 1997, known as Trust Number 1105259, 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: 3144 S. Prairie Avenue, Unit 2S , Chicago, IL 60616

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. 97850657. 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 \$1,462.79, 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:  
Kathryn A. Formeller  
TRESSLER LLP  
550 E. Boughton Road Suite 250  
Bolingbrook, IL 60440  
(630) 343-5200

File No. 11255-

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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) 3144 South Prairie Avenue Condominium Assn, 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. 97850657 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: 3144 S. Prairie Avenue Unit 2S, Chicago, IL 60616

Dated this 19 of July, 2022 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. 11255-5

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## LEGAL DESCRIPTION

### PARCEL 1:

UNIT 2S IN PRAIRIE AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING REAL ESTATE:

LS 42, 43, 44 AND THE SOUTH 6 1/2 INCHES OF LOT 45 IN HAYWOOD'S SUBDIVISION OF THE WEST 4/5 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 97850657; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-6, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 97850657.

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) SS.  
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COUNTY OF COOK

Kathryn A. Formeller, being first duly sworn on oath deposes and says she is the attorney for 3144 South Prairie Avenue Condominium Assn, 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.



Subscribed and sworn to before me  
this 19 of July, 2022.

  
Notary Public

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

KAF: eg2  
File No. 11255-5

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