

# UNOFFICIAL COPY

Doc#. 2227120217 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/28/2022 10:33 AM Pg: 1 of 3

STATE OF ILLINOIS )  
 )  
SS. )  
COUNTY OF COOK )

COOK COUNTY CLERK  
RECORDINGS DIVISION  
COOK COUNTY, ILLINOIS

For Use By Recorder's Office Only

EVERGREEN SQUARE CONDOMINIUMS f/k/a )  
EVERGREEN SQUARE CONDOMINIUMS, LTD., an )  
Illinois not-for-profit corporation, )  
 )  
Claimant, )

v. )

Verified Claim for Assessment Lien in  
the amount of \$1,395.64 plus  
subsequently accruing common  
expenses, attorneys' fees and costs

ANDREA HAHN, AS HEIR OF ROBERT D. GUERRA )  
AND BEVERLY ZAPATA; ALL UNKNOWN HEIRS )  
AND LEGATEES OF ROBERT D. GUERRA; ALL )  
UNKNOWN HEIRS AND LEGATEES OF BEVERLY )  
ZAPATA; UNKNOWN OWNERS AND NON-RECORD )  
CLAIMANTS, )

Debtors. )

Claimant, EVERGREEN SQUARE CONDOMINIUMS F/K/A EVERGREEN SQUARE  
CONDOMINIUMS, LTD., an Illinois not-for-profit corporation (the "Association"), hereby files  
its Verified Claim for Assessment Lien against ANDREA HAHN, AS HEIR OF ROBERT D.  
GUERRA AND BEVERLY ZAPATA; ALL UNKNOWN HEIRS AND LEGATEES OF  
ROBERT D. GUERRA; ALL UNKNOWN HEIRS AND LEGATEES OF BEVERLY  
ZAPATA; UNKNOWN OWNERS AND NON-RECORD CLAIMANTS, (the "Debtors") and  
states that as of July 25, 2022, Debtors own the following real property, to wit:

## Legal Description:

SITUATED IN COOK COUNTY, ILLINOIS, TO-WIT: UNIT 103 IN EVERGREEN SQUARE  
CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING  
DESCRIBED REAL ESTATE: LOTS 25 TO 30 INCLUSIVE, IN BLOCK 3 IN GOULDS

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SUBDIVISIONS OF THE WEST THREE QUARTERS OF THE NORTH WEST QUARTER OF THE NORTH WEST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 24-01-100-065-1003

C/K/A: 3158 West 88th Street, Unit 103  
Evergreen Park, Illinois 60805

Claimant further states that the aforementioned real property is subject to the Declaration of Condominium Ownership for Evergreen Square Condominiums (the "Declaration"), which was duly recorded with the Cook County Recorder's Office as Document Number 27095645. Said Declaration provides for the creation of a lien in favor of the Association and against Debtors for the sum of unpaid proportionate share of common expenses due and owing on the subject property. The aforementioned lien's creation arises out of the Declaration's terms and Section 9(g)(1) of the the Illinois Condominium Property Act, and the amount comprising said lien includes the attorneys' fees and court costs incurred in the Association's collection of the debt comprising the lien.

Claimant further states that as of the date of execution of this Instrument, based upon the sum of unpaid assessments, unpaid common expenses and other charges lawfully due, unpaid and owing to the Association on account, and after allowing all credits, the Association claims a lien on the subject property in the amount of \$1,395.64—which sum is exclusive of (and in addition to) the May 25, 2022 judgment order entered in favor of the Association and against Debtors in the amount of \$39,180.87 in Cook County Case 2022-M5-000695—and which sum will increase with the levy of future assessments and common expenses, as well as attorneys' fees and court costs incurred in connection with the Association's efforts to collect the lien's underlying debt, which amounts must be paid in full in order to satisfy the debt before any release of this lien.

EVERGREEN SQUARE CONDOMINIUM  
ASSOCIATION, *Claimant*.

Date: July 25, 2022

By:

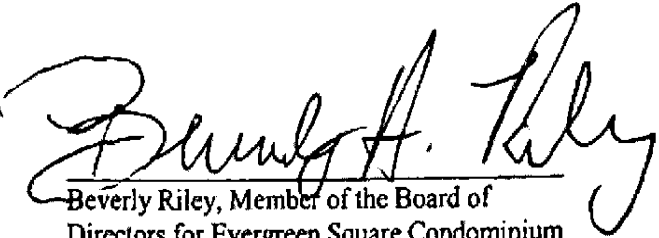


Thomas M. Olson, Jr. One of its Attorneys

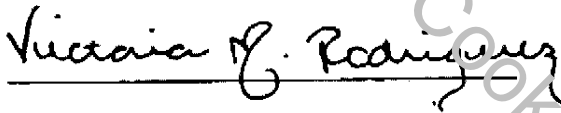
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## VERIFICATION BY CERTIFICATION

The undersigned, being first duly sworn on oath, deposes and states that she is an authorized agent for the above-named Claimant, Evergreen Square Condominium Association, that she has read the foregoing Verified Claim for Assessment Lien, knows the contents thereof, and that all statements contained therein are true and correct to the best of her knowledge.

  
Beverly Riley, Member of the Board of  
Directors for Evergreen Square Condominium  
Association

SUBSCRIBED and SWORN to before me  
this 25th day of July, 2022.





After recording mail to:  
Thomas M. Olson, Jr.  
Kovitz Shiffrin Nesbit  
55 W. Monroe Street, Suite 2445  
Chicago, IL 60603  
312.880.1224  
[tolson@ksnlaw.com](mailto:tolson@ksnlaw.com)