

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
) SS  
COUNTY OF COOK )  
)  
)  
FLOSSMOOR COUNTRY )  
CLUB APARTMENTS )  
CONDOMINIUM )  
ASSOCIATION, )  
an Illinois Not for Profit )  
Corporation )  
)  
Claimant, )  
)  
)  
v. )  
)  
)  
JERALYNN PURNELL, )  
)  
)  
)  
Lienee. )



\*2227628080\*

Doc# 2227628080 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/03/2022 02:19 PM PG: 1 OF 5

Claim for Lien in the amount of \$2,406.53

with Costs, Attorney Fees and Recorded Notice

FIN NO.: 31-01-420-048-1021

### CLAIM FOR LIEN AND RECORDED NOTICE

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

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

UNIT 2622-1N AS DELINEATED ON SURVEY OF THE FOLLOWING PARCEL OF REAL ESTATE:

LOTS A, B, C, D AND E IN THE RESUBDIVISION OF LOTS 35 TO 45 BOTH INCLUSIVE, IN BLOCK 8 IN THE SUBDIVISION OF 91.76 ACRES OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED MAY 21, 1959 AS DOCUMENT NUMBER 17545634, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT A TO DECLARATION OF CONDOMINIUM MADE BY THE AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 1, 1966 AND KNOWN AS TRUST NUMBER 23555, RECORDED IN THE OFFICE OF RECORDER OF COOK COUNTY, ILLINOIS ON NOVEMBER 29, 1973 AS DOCUMENT NUMBER 22557628,, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS

SPS 1/5/21  
SC 1/7/21  
INT JP

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Tax Identification: 31-01-420-048-1021  
 and commonly known as: 2622 Central Avenue, #1N  
 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, 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 TWO THOUSAND FOUR HUNDRED SIX DOLLARS AND 53/100, (\$2,406.53) 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. 22557628 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 2622-1N AS DELINEATED ON SURVEY OF THE FOLLOWING  
 PARCEL OF REAL ESTATE:

LOTS A, B, C, D AND E IN THE RESUBDIVISION OF LOTS 35 TO 45 BOTH INCLUSIVE, IN BLOCK 8 IN THE SUBDIVISION OF 91.76 ACRES OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED MAY 21, 1959 AS DOCUMENT NUMBER 17545634, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT A TO DECLARATION OF CONDOMINIUM MADE BY THE AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 1, 1966 AND KNOWN AS TRUST NUMBER 23555,

# UNOFFICIAL COPY

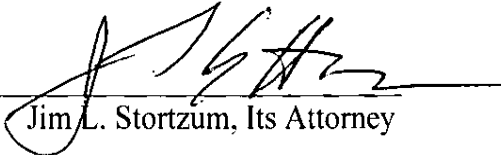
RECORDED IN THE OFFICE OF RECORDER OF COOK COUNTY, ILLINOIS ON NOVEMBER 29, 1973 AS DOCUMENT NUMBER 22557628,, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS

Tax Identification: 31-01-420-048-1021

and commonly known as: 2622 Central Avenue, #1N  
Flossmoor, IL 60422

Dated this 28<sup>th</sup> day of September, 2022 at Orland Park, Illinois.

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

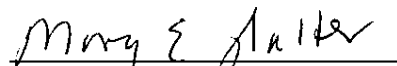
By:   
Jim L. Stortzum, Its Attorney

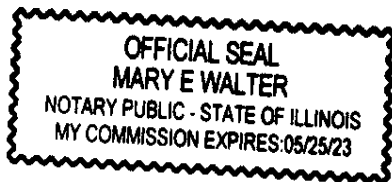
STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF COOK        )

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

Subscribed and sworn to  
before me this 28<sup>th</sup> day  
of Sept., 2022.

  
Notary Public



**THIS INSTRUMENT PREPARED  
BY AND RETURN TO:**

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

# UNOFFICIAL COPY

## 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 \$1,747.23 in assessment and special assessments as of September 1, 2022 plus \$325 in attorney's fees and \$334.30 in costs as of September 26, 2022 for a total of \$2,406.53.
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. 159<sup>th</sup> 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 26<sup>th</sup> day of September, 2022 mailed a copy of the above foregoing Notice and Claim for the Lien upon the Following:

**OWNER:**

Jeralynn Purnell  
2622 Central Avenue, #1N  
Flossmoor, IL 60422

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**MORTGAGEE:**

Wells Fargo Bank, N.A. as of 10/1/2006  
A Receivables LLC Trust 2008-WM2  
c/o Ocwen Loan Servicing, LLC  
1661 Worthington Road, Suite 100  
West Palm Beach, Florida, 33409

as to assignment of mortgage recorded 3/17/2011 as Document Number 1107626051.

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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 September 26<sup>th</sup>, 2022 before 5:00 pm.

Mary E Walter

Subscribed and sworn to be before me  
this 26<sup>th</sup> day of September, 2022.

[Signature]  
Notary Public

