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Doc#. 2227947107 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/06/2022 11:49 AM Pg: 1 of 4

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

In The Office of the Cook County Clerk)
- Recording Division)

Lexington Commons Coach Houses)
Condominium Association,)
an Illinois not-for-profit corporation,)

Claimant,)

v.)

Edward Olshansky, a married man,)
Defendant(s).)

PIN: 03-03-100-054-1501)

CLAIM FOR LIEN in the amount of)
\$4,097.40 plus costs and attorneys fees.)

RESERVED FOR RECORDER'S USE ONLY

Lexington Commons Coach Houses Condominium Association, an Illinois not-for-profit corporation, hereby files a Claim for Lien against Edward Olshansky 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: 1162 Northbury Lane, Unit A1, Wheeling, IL 60090

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. 24759029. 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 \$4,097.40, 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.

Defendant(s) last known address: 553 N. Wolf Road, Wheeling, IL 60090

Prepared by and return to:
CHUHAK & TECSON, P.C.
David J. Bloomberg
Eliot G. Schencker
120 S. Riverside Plaza, Suite 1700
Chicago, IL 60606
(312) 201-3449

By: David Bloomberg
David J. Bloomberg

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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 non record claimant with respect to the premises and interest of the undersigned herein set forth:

1. Lexington Commons Coach Houses Condominium Association, an Illinois not-for-profit corporation, by David J. Bloomberg Chuhak & Tecson, P.C., its attorney, causes this Lien to be recorded.
2. Real Estate Lien for delinquent assessments pursuant to a Declaration registered as Document No. 24759029 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: 1162 Northbury Lane, Unit A1, Wheeling, IL 60090.

Dated: October 6, 2022, in Chicago, Illinois.

Prepared by and return to:

CHUHAK & TECSON, P.C.
David J. Bloomberg
Eliot G. Schencker
120 S. Riverside Plaza, Suite 1700
Chicago, IL 60606
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LEGAL DESCRIPTION

Unit Number 1-25-46-L-A-1 as delineated on a plat of survey of a parcel of land being a part of the West half of the West half of Section 3, Township 42 North, Range 11, East of the Third Principal Meridian, lying North of the center line of McHenry Road, in Cook County, Illinois, (Hereinafter referred to as "Development Parcel"), Portions of which development parcel are described as being Lexington Commons Unit I Subdivision, being a Subdivision of part of the Northwest quarter of Section 3, aforesaid, according to the plat thereof recorded July 28, 1978 as Document 24 557 904 and Lexington Commons Unit II Subdivision, being a Subdivision of part of the West half of the Northwest quarter of Section 3, aforesaid according to the plat thereof recorded May 23, 1979 as Document 24 973 283, which survey is attached as Exhibit A to Declaration of Condominium made by Central National of Chicago, as Trustee under Trust Agreement dated September 30, 1977, and known as Trust Number 12718 recorded in the Office of the Recorder of Deeds of Cook County, Illinois on December 11, 1978 as Document 24 759 029 as amended from time to time, together with a percentage of common elements appurtenant to said units as set forth in said Declaration as amended from time to time, which percentage shall automatically change in accordance with amended Declarations as same are filed or record pursuant to said Declaration, and together with additional common elements as such amended Declarations are filed of record, in the percentage set forth in such amended Declarations which percentages shall automatically be deemed to be conveyed effective on the recording of such amended Declarations as though conveyed hereby, together with the exclusive right to the use of Garage Unit No. G-1-25-46-L-A-1 as delineated on the aforesaid plat of survey in accordance with the provisions of the aforesaid Declaration as amended from time to time.

Recorder of Cook County Clerk's Office

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

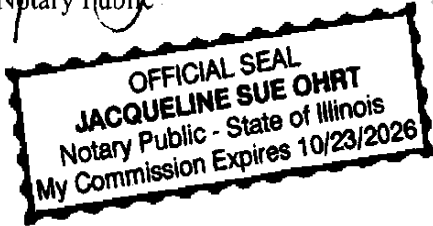
David J. Bloomberg, being first duly sworn on oath deposes and says he is one of the attorneys for Lexington Commons Coach Houses Condominium Association, the above named Claimant, that he has read the foregoing Claim for Lien, knows the contents thereof, and that all statements therein contained are true to the best of his knowledge.

David Bloomberg

Subscribed and sworn to before me
this 6th day of October, 2022.

Jacqueline Sue Ohrt

Notary Public



RETURN TO:

CHUHAK & TECSON, P.C.
David J. Bloomberg
Eliot G. Schencker
120 S. Riverside Plaza, Suite 1700
Chicago, IL 60606
(312) 201-3449

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