

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

Doc#. 2231928141 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/15/2022 11:00 AM Pg: 1 of 4

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

Rumsey Court Condominiums, an Illinois
not-for-profit corporation,

Claimant,

vs.

Juan Torres Jr. and Jessica Martinez

Defendant(s)

PIN: 24-03-310-060-1005

**CLAIM FOR LIEN in the amount of
\$1,725.90 plus future assessments, costs and attorneys' fees.** (RESERVED FOR RECORDER'S USE ONLY)

Rumsey Court Condominiums, an Illinois not-for-profit corporation, hereby files a Claim for Lien against Juan Torres Jr. and Jessica Martinez, 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: 4500 West Rumsey Avenue, Unit 3N , Oak Lawn, IL 60453

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. 96485548. 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 \$1,725.90, 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:
Katerina Tsoukalas-Heitkemper
TRESSLER LLP
550 E. Boughton Road Suite 250
Bolingbrook, IL 60440
(630) 343-5200

File No. 10891-3

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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) Rumsey Court Condominiums, an Illinois not-for-profit corporation, by Katerina Tsoukalas-Heitkemper, 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. 96485548 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: 4500 West Rumsey Avenue, Unit 3N , Oak Lawn, IL 60453

Dated this 14th of November, 2022 in Bolingbrook, Illinois.

This instrument was prepared by:
Katerina Tsoukalas-Heitkemper, Attorney
TRESSLER LLP
550 E. Boughton Road Suite 250
Bolingbrook, IL 60440
630/343-5200

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LEGAL DESCRIPTION

Unit Number 3-North in the Rumsey Court Condominium, as delineated on a survey of the following described tract of land: Lot 1 in the plat of consolidation of the East 12 ½ feet of Lot 131 as measured at right angles to the Easterly line thereof, and Lots 132, 133 and 134 in Frank Delugach Highlands, a subdivision of the West ½ of the East ½ of the Southwest ¼ of Section 3, Township 37 North, Range 13 East of the Third Principal Meridian, (except part covered to Chicago and Strawn Railroad Company and the right of way of the Wabash Railroad), in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 96485548; together with its undivided percentage interest in the common elements, in Cook County, Illinois

Property of Cook County Clerk's Office

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)
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COUNTY OF COOK

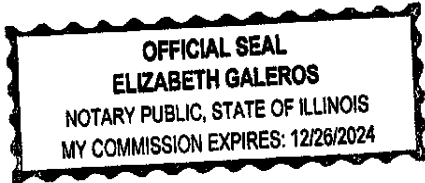
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Katerina Tsoukalas-Heitkemper, being first duly sworn on oath deposes and says she is the attorney for Rumsey Court Condominiums, the above named Claimant, that she has read the foregoing Claim for Lien, knows the contents thereof, and that all statements therein contained are true to the best of her knowledge.

K. Heitkemper

Subscribed and sworn to before me
this 14th of November, 2022.

Elizabeth Galeros
Notary Public



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

kth: eg2
File No. 10891-3

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