

# UNOFFICIAL COPY

STATE OF ILLINOIS            )  
                                          ) SS.  
COUNTY OF COOK            )

Doc#. 2310806127 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/18/2023 02:27 PM Pg: 1 of 4

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

McKinley Gardens Townhome Owners  
Association, an Illinois not-for-profit  
corporation,

Claimant,

vs.

Jun Jian Wu and Pamela Yuen

Defendant(s)

**PIN: 16-36-201-050-0000**

**CLAIM FOR LIEN in the amount of (RESERVED FOR RECORDER'S USE ONLY)**  
**\$1,765.55 plus future assessments, costs and**  
**attorneys' fees.**

McKinley Gardens Townhome Owners Association, an Illinois not-for-profit corporation, hereby files a Claim for Lien against Jun Jian Wu and Pamela Yuen, 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: 2408 West Bross Avenue , Chicago, IL 60608

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. 0633315086. 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 \$1,765.55, 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. 7962-18

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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) McKinley Gardens Townhome Owners Association, 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. 0633315086 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: 2408 West Bross Avenue, Chicago, IL 60608

Dated this 18 of April, 2023 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. 7962-18

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## LEGAL DESCRIPTION

Unit #2408 That Part Of: Parcel 1: That Part Of Block 31 Lying East Of A Line 100 Feet Of And Parallel With The East Line Of The Right Of Way Of The Pittsburgh Cincinnati And St Louis Railway Company In Samuel J. Walker's Subdivision Of That Part South Of The Illinois And Michigan Canal Of The Northwest Quarter Of Section 31, Township 39 North, Range 14, East Of The Third Principal Meridian, And Of That Part South Of The Illinois And Michigan Canal Of The East Half Of The Northeast Quarter Of Section 36, Township 39 North, Range 13, East Of The Third Principal Meridian;

Also Parcel 2: A Strip Of Land 20 Feet In Width Lying Northeasterly Of And Adjoining The East Line Of Said Block 31 In Samuel J. Walker's Subdivision Aforesaid;

Also Parcel 3: A Strip Of Land 7 Feet In Width Lying Southeasterly Of And Adjoining Block 31 West Of The West Line Of South Western Avenue And East Of A Line Parallel With And 100 Feet East Of The East Line Of The Right Of Way Of The Pittsburgh, Cincinnati, And St Louis Railway Company In Samuel J. Walker's Subdivision Aforesaid, Commencing At The Southeast Corner Of Parcel 2 Thence South  $85^{\circ}23'09''$  West, 143.44 Feet; Thence North  $21^{\circ}36'51''$  West 10.94 Feet To The Point Of Beginning; Thence North  $21^{\circ}34'09''$  West, 35.76 Feet; Thence South  $68^{\circ}25'51''$  West; 17.68 Feet; Thence South  $21^{\circ}34'09''$  East, 35.76 Feet; Thence North  $68^{\circ}25'51''$  East, 17.68 Feet To The Point Of Beginning, All In Cook County, Illinois.

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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

Kathryn A. Formeller, being first duly sworn on oath deposes and says she is the attorney for McKinley Gardens Townhome Owners Association, 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.

*Kathryn A. Formeller*

Subscribed and sworn to before me  
this 18 of April, 2023.

*Christine A. Altemus*  
Notary Public



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

KAF: caa  
File No. 7962-18

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