

UNOFFICIAL COPY

Doc# 2313040115 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/10/2023 02:56 PM Pg: 1 of 2

RECORD AND RETURN TO:

The Girard Law Group PC
1464 W. Webster Ave
Chicago, IL 60614

CLAIM OF LIEN

BEFORE ME, the undersigned, a duly sworn public, personally appeared, Vanessa Diaz, who was duly sworn and says that he/she is the authorized agent of the Lienor, 4051-59 S Calumet, a Illinois not for profit corporation (the "Association"), whose address is P.O. Box 7061 Carol Stream, IL 60197-7061 and that in accordance with Illinois Statutes and the Association's Declaration, together with all subsequent supplements and amendments thereto (collectively, the "Covenants"), and the articles of incorporation and bylaws of the Association, said Association is owed the following amounts for shares of the common expenses:

Assessments:	\$12,210.03
Interest:	\$91.75
Late Fees:	\$275.00
Collection Cost and Attorneys fees:	\$650.00
<u>Other Charges</u>	<u>\$254.70</u>
TOTAL:	\$14,331.48

plus, interest at the rate of 9 % per annum from the date due until paid. This claim of Lien shall also secure all unpaid assessments, interest, late fees, costs and attorney's fees subsequent to the date of this Claim of Lien and before entry of a certificate of title.

The Lienor claims this lien on the following described property Cook County, Illinois:

Property Description: 4055 S. Calumet Ave #1 Chicago, IL 60653 Folio # 20-03-111-036-1003

The record owner(s) of the Subject Property is/are KARLA KAMILLE THOMAS.

The amount due to the Lienor remains outstanding as of 5/8/2023.

Witness 1:

Anastasia G

Print Name:

Anastasia Gago

Witness 2:

Cristian

Print Name:

Cristian Trujillo

By:

Vanessa Diaz


Vanessa Diaz, Authorized Agent of 4051-59 S Calumet

State of Florida
County of Miami-Dade

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The foregoing instrument was acknowledged before me on this 9 day of May, 2023 by Vanessa Diaz, Authorized Agent of 4051-59 S Calumet, who [] produced _____ as identification of [x] is personally known to me and who did take an oath that the matters contained herein are true and correct.





Notary Public, State of Florida at Large

LEGAL DESCRIPTION: UNIT 4055-1 IN 4051-4059 SOUTH CALUMET AVENUE CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND; LOTS 24, 25, 26 AND 27 IN CIRCUIT PARTITION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART THEREOF TAKEN FOR GRAND BOULEVARD), WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MAY 18, 2005, AS DOCUMENT NUMBER 0513803046, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office