

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

Doc#. 2314228045 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/22/2023 10:07 AM Pg: 1 of 4

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

Waterbury of Crestwood Condominium  
Association, Inc., an Illinois not-for-profit  
corporation,

Claimant,

vs.

Nicholas J. Thomas

Defendant(s)

**PIN: 28-04-301-019-1123**

**CLAIM FOR LIEN in the amount of  
\$1,941.91 plus future assessments, costs and  
attorneys' fees.**

(RESERVED FOR RECORDER'S USE ONLY)

Waterbury of Crestwood Condominium Association, Inc., an Illinois not-for-profit corporation, hereby files a Claim for Lien against Nicholas J. Thomas, 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: 5340 Waterbury Court, Unit 2103 , Crestwood, IL 60418

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. 25298697. 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 \$1,941.91, 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. 6801-142

# UNOFFICIAL COPY

## 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) Waterbury of Crestwood Condominium Association, Inc., 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. 25298697 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: 5340 Waterbury Court, Unit 2103, Crestwood, IL 60418

Dated this 19 of May, 2023 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

File No. 6801-142

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

UNIT 2103 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN WATERBURY OF CRESTWOOD CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 25298697, IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

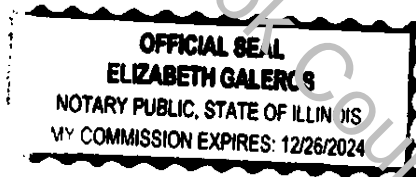
STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

Katerina Tsoukalas-Heitkemper, being first duly sworn on oath deposes and says she is the attorney for Waterbury of Crestwood Condominium Association, Inc., 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.

Katerina Tsoukalas-Heitkemper

Subscribed and sworn to before me  
this 19 of May, 2023.

Elizabeth Galercs  
Notary Public



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

kth: eg2  
File No. 6801-142

Property of Cook County Clerk's Office