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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

Doc#. 2316012092 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/09/2023 11:19 AM Pg: 1 of 4

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

Village Greene Phase III Condominium
Association, an Illinois not-for-profit
corporation,

Claimant,

vs.

Giselle Perez

Defendant(s)

PIN: 24-22-413-017-1010

**CLAIM FOR LIEN in the amount of
\$2,638.25 plus future assessments, costs and
attorneys' fees.**

RESERVED FOR RECORDER'S USE ONLY

Village Greene Phase III Condominium Association, an Illinois not-for-profit corporation, hereby files a Claim for Lien against Giselle Perez, 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: 11804 S. Komensky, Unit 302 , Alsip, IL 60803

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. 24392399. 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 \$2,638.25, 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: _____

Katerina Tsoukalas-Heitkemper
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. 6789-(1)

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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) Village Greene Phase III Condominium Association, 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. 24392399 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: 11804 S. Komensky, Unit 302, Alsip, IL 60803

Dated this 8 of June, 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. 6789-(1)

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LEGAL DESCRIPTION

UNIT 302 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN VILLAGE GREENE PHASE III CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 24392399, AS AMENDED, IN THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Katerina Tsoukalas-Heitkemper, being first duly sworn on oath deposes and says she is the attorney for Village Greene Phase III Condominium 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.

Katerina Tsoukalas-Heitkemper

Subscribed and sworn to before me
this 8 of June, 2023.

Christine A. Altamus
Notary Public



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

kth: caa
File No. 6789-(1)

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