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STATE OF ILLINOIS

COUNTY OF COOK

) SS.
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Doc#: 2325013000 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/07/2023 09:06 AM Pg: 1 of 4

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

Elmdale Condominium Association, an Illinois
not-for-profit corporation,

Claimant,

vs.

Jan Ciesla

Defendant(s)

PIN: 08-24-100-029-1165

**CLAIM FOR LIEN in the amount of
\$1,943.93 plus future assessments, costs and
attorneys' fees.**

(RESERVED FOR RECORDER'S USE ONLY)

Elmdale Condominium Association, an Illinois not-for-profit corporation, hereby files a Claim for Lien against Jan Ciesla, 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: 960 Beau Drive, Unit 112 , Des Plaines, IL 60016

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. 0315532108. 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 \$1,943.93, 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
747 E. Boughton Road Suite 260
Bolingbrook, IL 60440
(630) 343-5200
collections@tresslerllp.com
kheitkemper@tresslerllp.com

File No. 13180-5

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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) Elmdale 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. 0315532108 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: 960 Beau Drive, Unit 112, Des Plaines, IL 60016

Dated this 1 of September, 2023 in Bolingbrook, Illinois.

This instrument was prepared by:
Katerina Tsoukalas-Heitkemper, Attorney
TRESSLER LLP
747 E. Boughton Road Suite 260
Bolingbrook, IL 60440
(630) 343-5200
collections@tresslerllp.com
kheitkemper@tresslerllp.com

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LEGAL DESCRIPTION

UNIT 960-112 IN ELMDALE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 (EXCEPTING THE SOUTH 34 ACRES THEREOF) OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 24; THENCE EASTWARD ALONG THE NORTH LINE OF SAID SECTION 24, NORTH 89 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 575.58 FEET TO A POINT BEING 757.12 FEET WEST OF THE NORTHEAST CORNER OF THE SAID WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 24; THENCE SOUTH 1 DEGREE 29 MINUTES 20 SECONDS EAST, A DISTANCE OF 653.01 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 1 DEGREE 29 MINUTES 20 SECONDS EAST, A DISTANCE OF 906.59 FEET TO A POINT ON THE NORTH LINE THE SAID SOUTH 34 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 24; THENCE EASTWARD ALONG THE SAID NORTHLINE, NORTH 89 DEGREES 01 MINUTES 09 SECONDS EAST, A DISTANCE OF 566.01 FEET TO A POINT BEING 191.01 FEET WEST OF THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 24; THENCE NORTH 01 DEGREES 29 MINUTES 20 SECONDS WEST, A DISTANCE OF 901.84 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 566.08 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT 3 TO THE DECLARATION OF CONOMINIUM RECORDED AS DOCUMENT NO. 0315532108 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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STATE OF ILLINOIS

) SS.

COUNTY OF COOK

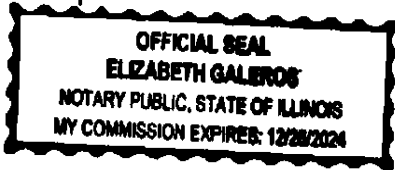
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Katerina Tsoukalas-Heitkemper, being first duly sworn on oath deposes and says she is the attorney for Elmdale Condominium Association, the above named Claimant, that she has read the foregoing Claim for Lien, knows the contents thereof, and that all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

K. Heitkemper

Subscribed and sworn to before me
this 1 of September, 2023.

Elizabeth Galeros
Notary Public



RETURN TO:
TRESSLER LLP
747 E. Boughton Road Suite 260
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kth: eg2
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