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Doc#: 2325713134 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/14/2023 09:21 AM Pg: 1 of 3

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Document Prepared by &
When Recorded Mail to:
Keough & Moody, P.C.
114 East Van Buren
Naperville, Illinois 60540
(630) 245-5081

**NOTICE OF CLAIM FOR LIEN
IN THE OFFICE OF THE RECORDER OF DEEDS
COOK COUNTY, ILLINOIS**

THE ENGLISH VALLEY CONDOMINIUM)
ASSOCIATION)
)
Claimant) CLAIM FOR LIEN IN THE
) AMOUNT OF \$39,826.30
v.)
)
LAWYER BURKS, ANY/ALL UNKNOWN HEIRS)
AND/OR LEGATEES OF LAWYER BURKS)
Owner.)

PLEASE TAKE NOTICE that THE ENGLISH VALLEY CONDOMINIUM ASSOCIATION, a not-for-profit community association, hereby files a Notice and Claim for Lien against the real estate owned by LAWYER BURKS and ANY/ ALL UNKNOWN HEIRS AND/OR LEGATEES OF LAWYER BURKS and legally described as follows:


SEE ATTACHED LEGAL DESCRIPTION

That the said property is subject to a Declaration of Condominium Ownership recorded in the Office of the Recorder of Deeds of Cook County, Illinois as document number 25187929 and notice is hereby given to the owner and to any other persons who may be interested, that a lien has been created upon the interest of the owner of the aforesaid premises as provided by the terms of said Declaration of Condominium Ownership by reason of the fact that Monies remain unpaid for assessments in the amount of \$39,429.30, attorneys fees in the amount of \$285.00, and recording fee in the amount of \$112.00, on the date hereof.

That the balance of the monies due, unpaid and owing to the Claimant from Owner after allowing all credits, is in the amount of \$39,826.30 for which, the Claimant claims a lien on said property.

Dated: September 12, 2023

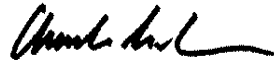
THE ENGLISH VALLEY CONDOMINIUM
ASSOCIATION

BY: 
One of its Attorneys

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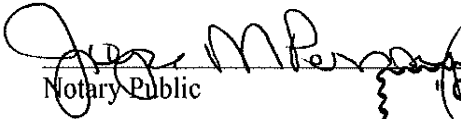
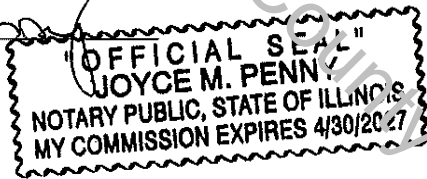
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, CHARLES M. KEOUGH, BEING FIRST DULY SWORN, ON OATH DEPOSES AND SAYS, THAT I AM THE ATTORNEY FOR THE ENGLISH VALLEY CONDOMINIUM ASSOCIATION, A NOT FOR PROFIT COMMUNITY ASSOCIATION ORGANIZED UNDER THE LAWS OF THE STATE OF ILLINOIS, THE ABOVE NAMED CLAIMANT, THAT I HAVE READ THE FOREGOING NOTICE AND CLAIM FOR LIEN, I KNOW THE CONTENTS THEREOF, AND THAT ALL STATEMENTS THEREIN CONTAINED ARE TRUE TO THE BEST OF MY KNOWLEDGE, INFORMATION, and BELIEF.



Attorney for Association

Subscribed and sworn to before me
on September 12, 2023


Notary Public

Prepared by:
Keough & Moody, P.C.
114 East Van Buren
Naperville, IL 60540
(630) 245-5081

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LEGAL DESCRIPTION:

UNIT 11-105 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST
IN THE COMMON ELEMENTS IN ENGLISH VALLEY CONDOMINIUM AS
DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCU-
MENT NO. 25187929, AS AMENDED, IN THE NORTHWEST 1/4 OF
SECTION 25, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; and commonly
known as 17003 So. Albany, Hazel Crest, Illinois;

COMMONLY KNOWN AS: 17003 Albany Avenue, Unit 105
Hazel Crest, Illinois 60429

P.I.N.: 28-25-117-029-1059

Property of Cook County Clerk's Office