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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CLAIM FOR LIEN



Doc# 2327134009 Fee \$88.00

RHSP FEE: \$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/28/2023 10:55 AM PG: 1 OF 3

IN THE OFFICE OF THE CLERK OF COOK COUNTY, ILLINOIS

119 Hamlin Downs Condominium
Association, an Illinois not-for-profit
corporation,

Claimant,

v.

Catherine Rothstein, Estate of Catherine
Rothstein, Unknown Heirs and Legatees of
Catherine Rothstein

Defendant.

Claim for lien in the amount of
\$12,772.45 plus additional
sums which hereafter
become due and owing.

CLAIM FOR LIEN

Claimant, 119 Hamlin Downs Condominium Association, hereby files its Claim for Lien against Unit 301 in 119 Hamlin Downs Condominium, and states as follows:

The property described on Exhibit A hereto is subject to the Declaration of Condominium for 119 Hamlin Downs Condominium Association recorded as Document Number 87049077 and amended by document 1426118101 in the Office of the Recorder of Deeds of Cook County.

THIS INSTRUMENT WAS PREPARED BY
AND AFTER RECORDING RETURN TO:

Erik J. VanderWeyden, Esq.
SAUL EWING LLP
161 North Clark Street, Suite 4200
Chicago, Illinois 60601

COMMON ADDRESS
11919 S. Hamlin Avenue
Unit 301
Alsip, Illinois 60803

PIN: 24-26-122-021-1025

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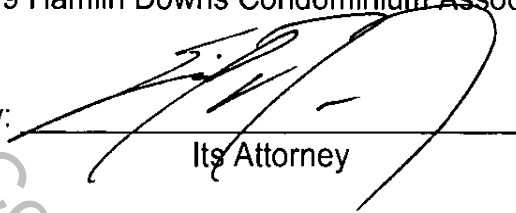
That as of September 25, 2023, there is unpaid and owing to 119 Hamlin Downs Condominium Association, after allowing all credits, a total of \$12,772.45 of common expense assessments on Unit 301 in 119 Hamlin Downs Condominium, including interest, late charges, reasonable attorneys' fees and costs of collection relating thereto. Additional amounts shall continue to accrue after September 25, 2023.

That Section 9(g)(1) of the Illinois Condominium Property Act, 765 ILCS 605/9(g)(1), provides that a condominium association shall have a lien on a condominium unit for unpaid common expense assessments and interest, late charges, reasonable attorneys' fees and costs of collection relating thereto.

119 Hamlin Downs Condominium Association hereby claims a lien on said land and improvements, and notes that the obligation is an ongoing obligation.

119 Hamlin Downs Condominium Association

By:

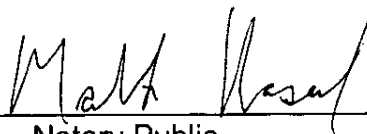


Its Attorney

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Malik Rasool, a Notary Public in and for said County in the State aforesaid, do hereby certify that Erik J. VanderWeyden, personally known to me to be the Attorney for 119 Hamlin Downs Condominium Association, appeared before me this day in person and acknowledged that as such Attorney he signed and delivered the above Claim for Lien as his free and voluntary act and as the free and voluntary act of 119 Hamlin Downs Condominium Association, for the uses and purposes therein set forth and pursuant to his authority as the Attorney of said Association.

Given under my hand and seal this 25 day of September, 2023



Notary Public



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EXHIBIT A

UNIT NUMBER 301 IN 119 HAMLIN DOWNS CONDOMINIUMS, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 1, 2, 3, 4, 17, 18, 19 AND 20 IN HAMLIN HIGHLANDS, A SUBDIVISION OF THE WEST 1/2 OF LOT 24 IN BRAYTON FARMS NUMBER 3, A SUBDIVISION OF THE NORTHWEST 3/4 OF SECTION 26, (EXCEPT THE WEST 80 ACRES THEREOF) IN SECTION 26, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 26, 1987 AS DOCUMENT 87049077 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PIN: 24-26-122-021-1025

COMMON ADDRESS: 11919 S. Hamlin Avenue
Unit 301
Alsip, Illinois 60803