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Doc#: 2332033425 Fee: \$107.00

Karen A. Yarbrough

Cook County Clerk

Date: 11/16/2023 12:47 PM Pg: 1 of 3

STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

In The Office of the Cook County Clerk -
Recording Division

Southgate Townhome Association,
an Illinois not-for-profit corporation,

Claimant,

v.

Racquel Hamilton, single,

Defendant(s).

PIN: 06-24-409-040

**CLAIM FOR LIEN in the amount of
\$1,915.48 plus costs and attorneys fees.**

RESERVED FOR RECORDER'S USE ONLY

Southgate Townhome Association, an Illinois not-for-profit corporation, hereby files a Claim for Lien against Racquel Hamilton 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: 272 Butternut Lane, Streamwood, IL 60107

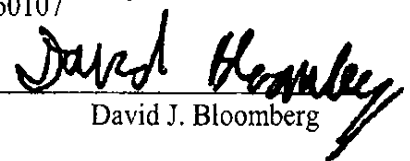
That said property is subject to a Declaration of covenants, conditions and restrictions recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 0432449081. Said Declaration provides for the creation of a lien for the assessment and/or charges of the Association and the 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 \$1,915.48, 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.

Defendant(s) last known address: 272 Butternut Lane, Streamwood, IL 60107

Prepared by and return to:
CHUHAK & TECSON, P.C.
David J. Bloomberg
Eliot G. Schencker
120 S. Riverside Plaza, Suite 1700
Chicago, IL 60606
(312) 201-3449
collections@chuhak.com

By: _____


David J. Bloomberg

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LEGAL DESCRIPTION

Parcel B272: Lot 24 in Block 10, in Streamwood Green Unit Three-A, a Subdivision of part of the Southeast and Southwest quarters of Section 24, Township 41 North, Range 9 East of the Third Principal Meridian, according to the Plat thereof recorded June 20, 1986 as Document Number 86252751 (except that part thereof described as follows: beginning at the Southeast corner of said Lot 24; thence Northwesterly along the Southerly line of said Lot 24, said line being an arc of a circle, convex to the Northeast, having a radius of 60.00 feet, the chord thereof having a bearing of North 46 degrees 34 minutes 14 seconds West and a length of 1.27 feet, an arc distance of 1.27 feet to a point; thence North 0 degrees 05 minutes 39 seconds East, a distance of 73.60 feet to a point; thence North 89 degrees 55 minutes 07 seconds West, a distance of 44.75 feet to a point on the West line of said Lot 24; thence Northerly, Easterly and Southerly along the West, North, Northeast and Southwest lines of said Lot 24, the following four courses and distances: (1) North 00 degrees 04 minutes 23 seconds East, 67.34 feet; thence (2) South 89 degrees 55 minutes 28 seconds East, 77.00 feet; thence (3) South 45 degrees 57 minutes 58 seconds East, 75.86 feet; thence (4) South 44 degrees 02 minutes 02 seconds West, 123.84 feet to the place of beginning), in Cook County, Illinois.

Parcel 2: Ingress and egress easements appurtenant to and for the benefit of Parcel B272 as defined and set forth in the Declaration for Southgate recorded November 19, 2004 as Document No. 0432449081

Office of Cook County Clerk's Office

