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Doc#. 2334633039 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/12/2023 09:26 AM 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.

Ashan Iqbal, individually,

Defendant(s).

PIN: 06-24-313-074

CLAIM FOR LIEN in the amount of
\$1,630.48 plus costs and attorney's fees.

RESERVED FOR RECORDER'S USE ONLY

Southgate Townhome Association, an Illinois not-for-profit corporation, hereby files a Claim for Lien against Ashan Iqbal 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: 511 East Avenue, 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 \$1,630.48, 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: 511 East Avenue, 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 1: E511 THAT PART OF LOT 24 IN BLOCK 17, IN STREAMWOOD GREEN UNIT 3A, 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, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 24, THENCE NORTH 14' 17" EAST ALONG THE WEST LINE OF SAID LOT 24, A DISTANCE OF 44.89 FEET TO A POINT, THENCE SOUTH 89 DEGREES 46' 49" EAST, A DISTANCE OF 57.99 FEET TO A POINT, THENCE SOUTH 00 DEGREES 14' 13" WEST, A DISTANCE OF 44.91 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 24, THENCE NORTH 89 DEGREES, 45' 43" WEST ALONG SAID LINE OF SOUTH LOT LINE, A DISTANCE OF 57.99 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: INGRESS AND EGRESS EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL E511 AS DEFINED AND SET FORTH IN THE DECLARATION FOR SOUTHGATE RECORDED NOVEMBER 19, 2004, AS DOCUMENT NO. 0432449081; SITUATED IN COOK COUNTY, ILLINOIS.

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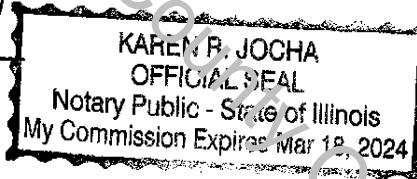
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

David J. Bloomberg, being first duly sworn on oath deposes and says he is the attorney for Southgate Townhome Association, the above named Claimant, that he has read the foregoing Claim for Lien, knows the contents thereof, and that all statements therein contained are true to the best of his knowledge.

David Bloomberg

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

Karen R. Jocha
Notary Public



RETURN TO:

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