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Doc#. 2400813387 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/08/2024 01:18 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.

Jesus Carlos Avina Urbano and Maria De Los
Angel Vega, husband and wife, as Tenants by the
Entirety,

Defendant(s).

PIN: 06-24-411-043

CLAIM FOR LIEN in the amount of
\$2,110.48 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 Jesus Carlos Avina Urbano and Maria De Los Angel Vega 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: 225 Butternut Lane, Streamwood, IL 60107

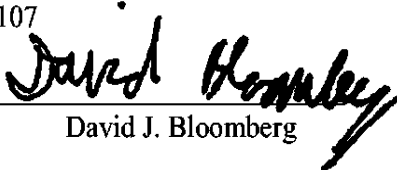
That said property is subject to a Declaration of covenants, conditions and restrictions recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 043249081. Said Declaration provides for the creation of a lien for the assessment and/or charges of the Association and the 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 \$2,110.48, 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: 225 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 1: Parcel B225 - that part of Lot 4 in Block 17 in the 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, described as follows: beginning at the Northwest corner of said Lot 4; thence South 89 degrees 55 minutes 28 seconds East along the North line of said Lot 4, a distance of 45.00 feet; thence South 0 degrees 03 minutes 30 seconds East, a distance of 58.11 feet; thence North 89 degrees 55 minutes 06 seconds West, a distance of 45.02 feet to a point on the West line of said Lot 4; thence North 0 degrees 04 minutes 32 seconds East along said West lot line, a distance of 58.10 feet to the place of beginning, in Cook County, Illinois.

Parcel 2: Ingress and egress easements appurtenant to and for the benefit of Parcel B225 as defined and set forth in the Declaration for Southgate recorded November 19, 2004 as Document No. 0432449081.

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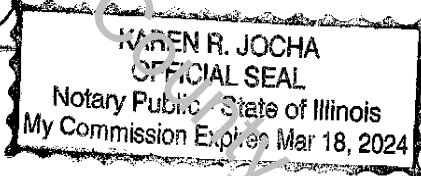
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

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 5th of January, 2024.

Karen R. Jocha
Notary Public



RETURN TO:

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