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Doc#. 2402306598 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/23/2024 04:31 PM Pg: 1 of 4

STATE OF ILLINOIS)
))
)SS.)
COUNTY OF COOK)

In The Office of the Cook County Clerk -
Recording Division

Lakefront Place Condominium Association,
an Illinois not-for-profit corporation,

Claimant,

v.

Russell McAfee,

Defendant(s).

PIN: 20-24-406-027-1041

**CLAIM FOR LIEN in the amount of
\$3,983.11 plus costs and attorneys fees.**

RESERVED FOR RECORDER'S USE ONLY

Lakefront Place Condominium Association, an Illinois not-for-profit corporation, hereby files a Claim for Lien against Russell McAfee 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: 6730 S. South Shore Drive, Unit 804, Chicago, IL 60649

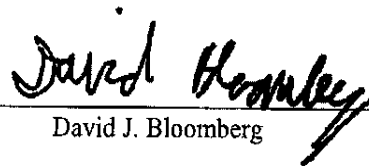
That said property is subject to a Declaration of covenants, conditions and restrictions recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 0321319174. Said Declaration provides for the creation of a lien for the assessment and/or charges of the Association and the 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 \$3,983.11, 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: 6730 S. South Shore Drive, Unit 804, Chicago, IL 60649

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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RECORDED NOTICE

This instrument is executed and recorded under the provisions of Section 3 of the Illinois Mortgage and Foreclosure Act for the purpose of disclosing of record the following information and so as to prevent the undersigned from being regarded as a non record claimant with respect to the premises and interest of the undersigned herein set forth:

1. Lakefront Place Condominium Association, an Illinois not-for-profit corporation, by David J. Bloomberg, Chuhak & Tecson, P.C., its attorney, causes this Lien to be recorded.
2. Real Estate Lien for delinquent assessments pursuant to a Declaration registered as Document No. 0321319174 in the Office of the Recorder of Deeds of Cook County, Illinois.
3. The premises to which such right, title, interest, claim or lien pertains are as follows:

SEE ATTACHED FOR LEGAL DESCRIPTION.

and commonly known as: 6730 S. South Shore Drive, Unit 804, Chicago, IL 60649.

Dated: January 19, 2024, in Chicago, Illinois.

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

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LEGAL DESCRIPTION

Unit No. 804 in the Lakefront Place Condominium as delineated on a survey of certain lots or parts thereof in Stuart's Subdivision, being a Subdivision in Section 24, Township 38 North, Range 14 East of the Third Principal Meridian, which survey is attached as Exhibit "2-B" to the Declaration of Condominium Ownership recorded August 1, 2003 as Document Number 0321319174, in Cook County, Illinois, together with an undivided percentage interest in the common elements appurtenant to said Unit, as set forth in said Declaration.

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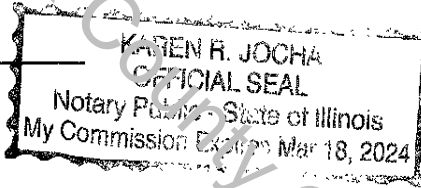
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

David J. Bloomberg, being first duly sworn on oath deposes and says he is the attorney for Lakefront Place Condominium 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 19th day of January, 2024.

Karen R. Jocha
Notary Public



RETURN TO:

CHUHAK & TECSON, P.C.
David J. Bloomberg
Eliot G. Schencker
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Chicago, IL 60606
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