

# UNOFFICIAL COPY

Doc#: 2403013304 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/30/2024 12:59 PM Pg: 1 of 3

STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF COOK        )

P.I.N. 11-19-221-017-1001

## NOTICE OF LIEN

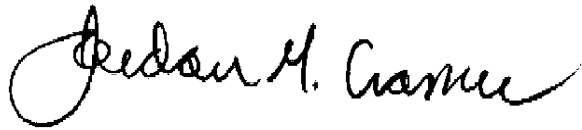
KNOW ALL MEN BY THESE PRESENTS, that JUDSON COURT CONDOMINIUM ASSOCIATION, an Illinois not-for-profit corporation, has and claims a lien pursuant to 765 ILCS 605.9, against DANA D. EDWARDS, upon the property described on the attached legal description and commonly known as 922 JUDSON AVE., UNIT G, EVANSTON, ILLINOIS.

The property is subject to a Declaration establishing a plan for condominium ownership of the premises commonly described as the Judson Court Condominium, recorded with the Recorder of Deeds of Cook County, Illinois. The Declaration and Section 9(g) of the Illinois Condominium Property Act provide for a creation of a lien for unpaid common expenses or the amount of any unpaid fine or charges imposed pursuant to the Declaration, together with interest, late charges, costs, and reasonable attorneys' fees necessary for collection. The balance due to the Association for said amounts, unpaid and owing pursuant to the aforesaid Declaration and law, after allowing all credits, is the sum of \$9,361.94 through January 29, 2024. Each monthly assessment is in the sum of \$431.28, or such other assessments and charges which may be determined by the Board of Managers. Said assessments, together with interest, late charges, costs and reasonable attorneys' fees constitute a lien on the aforesaid real estate.

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Under penalties as provided by law and in accordance with Section 1-109 of the Illinois Code of Civil Procedure, 735 ILCS 5/1-109, certifies that the statements set forth in this instrument are true and correct, except to those matters stated to be on information and belief, and to such matters the undersigned certifies as aforesaid that he verily believes the same to be true.

JUDSON COURT  
CONDOMINIUM ASSOCIATION,  
an Illinois not- for-profit corporation



By: Attorney for the Board of Managers,  
JUDSON COURT  
CONDOMINIUM ASSOCIATION

Dated: January 29, 2024

PREPARED BY AND RETURN TO:

Jordan M. Cramer  
Law Offices of Jordan M. Cramer  
5225 Old Orchard Rd., Suite 25C  
Skokie, IL 60077  
847.983.4550

Property of Cook County Clerk's Office

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## LEGAL DESCRIPTION

UNIT 922-B TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN JUDSON COURT CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 25392425, IN THE SOUTH ½ OF THE NORTHEAST FRACTIONAL ¼ OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 11-19-221-017-1001

Property Address: 922 Judson Ave., Unit G, Evanston, IL 60202

Property of Cook County Clerk's Office