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STATE OF ILLINOIS)
SS)
COUNTY OF COOK)
)



2403934010

Doc# 2403934010 Fee \$77.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

CHESTNUT HILLS CONDOMINIUM ASSOCIATION,)
)
Claimant,)
)
v)
)
LISA SHAUGNESSEY AND 9147 S. ROBERTS ROAD)
UNIT 102 HICKORY HILLS, ILLINOIS 60457,)
)
Defendants.)

DATE: 02/08/2024 10:58 AM PG: 1 OF 3

Claim for lien in the amount of \$6,079.00
plus attorney's fees, costs and expenses

CLAIM FOR ASSESSMENT

The Board of Directors of CHESTNUT HILLS CONDOMINIUM ASSOCIATION hereby file Claim for Lien against, LISA SHAUGNESSEY of Cook County, Illinois and the property commonly known as 9147 S. ROBERTS ROAD UNIT 102 HICKORY HILLS, ILLINOIS 60457 and states as follows:

As of the date hereof, said LISA SHAUGNESSEY is the owner of the following described land, to wit:

UNIT 102 AND GARAGE TOGETHER WITH AN UNDIVIDED PERCENT INTEREST IN THE COMMON ELEMENTS IN CHESTNUT HILL CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 24007107, AS AMENDED FROM TIME TO TIME, IN THE NORTH WEST QUARTER OF SECTION 01, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 9147 S. ROBERTS ROAD UNIT 102 HICKORY HILLS, ILLINOIS 60457.

P.I.N.: 23-01-306-027-1001

That said property is subject to a Declaration of Condominium Ownership is executed and recorded under the provisions of Section 209 9(g) of Chapter 30 of the Illinois Revised Statutes for the purpose of disclosing of record the following information and non-record claimant. With respect to the premises and interest of the undersigned herein set forth:

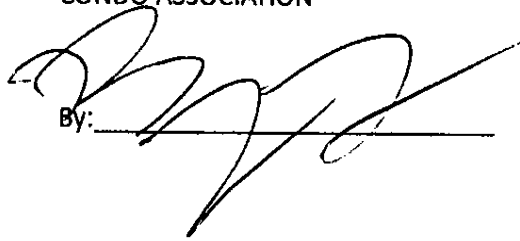
1. The Board of Directors of the CHESTNUT HILLS CONDOMINIUM ASSOCIATION cause this lien to be recorded.

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- 2. Real estate lien for delinquent assessments pursuant to a Declaration of Condominium Ownership in the amount of \$6,079.00.00 plus attorney's fees, costs, and expenses.
- 3. The premises to which such right, title, interest, claim, or lien pertains are as follows: SEE LEGAL DESCRIPTION ABOVE.

PROPERTY ADDRESS: 9147 S. ROBERTS ROAD UNIT 102 HICKORY HILLS, ILLINOIS 60457
 P.I.N: 23-01-306-027-1001

Board of Directors of CHESTNUT HILLS
 CONDO ASSOCIATION

By: 

STATE OF
 COUNTY OF

This instrument was acknowledged before me on this 25th day of January, 2024, by
Stephanie S. Correa

Stephanie S. Correa
 Signature of person taking acknowledgement



My commission expires: September 29, 2027

SEAL:

Prepared by and mail to:
 Law Offices of Barry Footlick, LLC.
 7840 W. 103rd Street Suite 5
 Palos Hills, Illinois 60465

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Chestnut Hills Condo
 c/o CK Property Management, LLC
 PO Box 143
 Chicago Ridge, IL 60415

Statement

Date 1/22/2024

To:

Lisa Shaugnessey
 9147 S. Roberts Rd. Unit 102
 Hickory Hills, IL 60457

Make Checks Payable To Your Association

Chestnut Hills Condo

Amount Due: **\$6,079.00**

Date	Transaction	Amount	Balance		
12/31/2021	Balance forward		0.00		
	102 Lisa Shaugnessey-				
10/31/2022	INV #OB1056. Due 10/31/2022.	5,414.00	5,414.00		
11/01/2022	INV #22116599. Due 11/01/2022.	170.00	5,584.00		
12/01/2022	INV #22120017. Due 12/01/2022.	170.00	5,754.00		
01/01/2023	INV #23010030. Due 01/01/2023.	195.00	5,949.00		
02/01/2023	INV #23020075. Due 02/01/2023.	195.00	6,144.00		
03/01/2023	INV #23030080. Due 03/01/2023.	195.00	6,339.00		
03/10/2023	PMT #2009746.	-595.00	5,744.00		
04/01/2023	INV #23040095. Due 04/01/2023.	195.00	5,939.00		
05/01/2023	INV #23050103. Due 05/01/2023.	195.00	6,134.00		
06/01/2023	INV #23060140. Due 06/01/2023.	195.00	6,329.00		
07/01/2023	INV #23070143. Due 07/01/2023.	195.00	6,524.00		
07/07/2023	PMT #2013128.	-595.00	5,929.00		
08/01/2023	INV #23080157. Due 08/01/2023.	195.00	6,124.00		
09/01/2023	INV #23090189. Due 09/01/2023.	195.00	6,319.00		
10/01/2023	INV #23100189. Due 10/01/2023.	195.00	6,514.00		
10/11/2023	PMT #2016052.	-520.00	5,994.00		
10/17/2023	PMT #2016253.	-500.00	5,494.00		
11/01/2023	INV #23110227. Due 11/01/2023.	195.00	5,689.00		
12/01/2023	INV #23120226. Due 12/01/2023.	195.00	5,884.00		
01/01/2024	INV #24010235. Due 01/01/2024.	195.00	6,079.00		
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
0.00	195.00	195.00	195.00	5,494.00	\$6,079.00