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STATE OF ILLINOIS)
SS)
COUNTY OF COOK)
)



Doc# 2403934011 Fee \$81.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/08/2024 11:02 AM PG: 1 OF 4

THOMAS RIDGE CONDOMINIUM ASSOCIATION,)

Claimant,)

Claim for lien in the amount of \$5,065.00
plus attorney's fees, costs and expenses

LENELL ESKRIDGE AND 9005 S. ROBERTS ROAD UNIT 1C)

HICKORY HILLS, ILLINOIS 60457,)

Defendants.)

CLAIM FOR ASSESSMENT

The Board of Directors of THOMAS RIDGE CONDOMINIUM ASSOCIATION hereby file Claim for Lien against, LENELL ESKRIDGE of Cook County, Illinois and the property commonly known as 9005 S. ROBERTS ROAD UNIT #1C HICKORY HILLS, ILLINOIS 60457 and states as follows:

As of the date hereof, said LENELL ESKRIDGE is the owner of the following described land, to wit:

PARCEL 1: UNIT 1C IN BUILDING 2 IN THOMAS RIDGE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN PARTS OF LOT 1 IN THOMAS RIDGE SUBDIVISION, A SUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 97043252 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE OF GARAGE UNIT G-2 1C, PER THE AMENDMENT TO THE CONDOMINIUM DECLARATION RECORDED AS DOCUMENT 1827544045.

PROPERTY ADDRESS: 9005 S. ROBERTS ROAD UNIT 1C HICKORY HILLS, ILLINOIS 60457.

P.I.N.: 23-01-107-032-1013

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

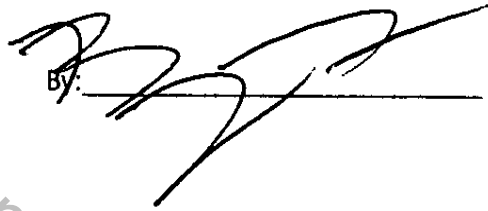
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disclosing of record the following information and non-record claimant. With respect to the premises and interest of the undersigned herein set forth:

1. The Board of Directors of the THOMAS RIDGE CONDOMINIUM ASSOCIATION cause this lien to be recorded.
2. Real estate lien for delinquent assessments pursuant to a Declaration of Condominium Ownership in the amount of \$5,065.00.00 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: 9005 S. ROBERTS ROAD UNIT 1C HICKORY HILLS, ILLINOIS 60457
P.I.N: 23-01-107-032-1013

Board of Directors of THOMAS RIDGE
CONDO ASSOCIATION

By: 

STATE OF

COUNTY OF Cook

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

Thomas Ridge Condo. Assoc.
 c/o CK Property Management, LLC
 PO Box 143
 Chicago Ridge, IL 60415

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Statement

Date 1/16/2024

To:

Lenell Eskridge
 9005 S Roberts Rd Unit 1C
 Hickory Hills, IL 60457

Make Checks Payable To Your Association

Thomas Ridge Condo. Assoc.

Amount Due: **\$5,065.00**

| Date | Transaction | Amount | Balance | | |
|----------------|--|----------------------------|----------------------------|------------------------------|-------------------|
| 12/31/2022 | Balance forward | | 1,890.00 | | |
| 01/01/2023 | 9005-1C Lenell Eskridge- INV #23010309. Due 01/01/2023. | 205.00 | 2,095.00 | | |
| 01/16/2023 | INV #LF5558. Due 01/16/2023. | 25.00 | 2,120.00 | | |
| 02/01/2023 | INV #23020202. Due 02/01/2023. | 205.00 | 2,325.00 | | |
| 02/16/2023 | INV #LF5559. Due 02/16/2023. | 25.00 | 2,350.00 | | |
| 03/01/2023 | INV #23030206. Due 03/01/2023. | 205.00 | 2,555.00 | | |
| 03/16/2023 | INV #LF5560. Due 03/16/2023. | 25.00 | 2,580.00 | | |
| 04/01/2023 | INV #23040221. Due 04/01/2023. | 205.00 | 2,785.00 | | |
| 04/16/2023 | INV #LF5561. Due 04/16/2023. | 25.00 | 2,810.00 | | |
| 05/01/2023 | INV #23050228. Due 05/01/2023. | 205.00 | 3,015.00 | | |
| 05/16/2023 | INV #LF5562. Due 05/16/2023. | 25.00 | 3,040.00 | | |
| 06/01/2023 | INV #23060263. Due 06/01/2023. | 205.00 | 3,245.00 | | |
| 06/16/2023 | INV #LF5565. Due 06/16/2023. | 25.00 | 3,270.00 | | |
| 07/01/2023 | INV #23070263. Due 07/01/2023. | 205.00 | 3,475.00 | | |
| 07/16/2023 | INV #LF5563. Due 07/16/2023. | 25.00 | 3,500.00 | | |
| 08/01/2023 | INV #23080276. Due 08/01/2023. | 205.00 | 3,705.00 | | |
| 08/16/2023 | INV #LF5564. Due 08/16/2023. | 25.00 | 3,730.00 | | |
| 09/01/2023 | INV #23090302. Due 09/01/2023. | 205.00 | 3,935.00 | | |
| 09/16/2023 | INV #LF0031. Due 09/16/2023. | 25.00 | 3,960.00 | | |
| 10/01/2023 | INV #23100302. Due 10/01/2023. | 205.00 | 4,165.00 | | |
| 10/16/2023 | INV #LF0190. Due 10/16/2023. | 25.00 | 4,190.00 | | |
| 11/01/2023 | INV #23110337. Due 11/01/2023. | 205.00 | 4,395.00 | | |
| 11/16/2023 | INV #LF0316. Due 11/16/2023. | 25.00 | 4,420.00 | | |
| 12/01/2023 | INV #23120336. Due 12/01/2023. | 205.00 | 4,625.00 | | |
| 12/01/2023 | INV #AT357. Due 12/01/2023. | 175.00 | 4,800.00 | | |
| CURRENT | 1-30 DAYS PAST DUE | 31-60 DAYS PAST DUE | 61-90 DAYS PAST DUE | OVER 90 DAYS PAST DUE | Amount Due |
| 25.00 | 215.00 | 405.00 | 230.00 | 4,190.00 | \$5,065.00 |

Thomas Ridge Condo. Assoc.
 c/o CK Property Management, LLC
 PO Box 143
 Chicago Ridge, IL 60415

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Statement

Date 1/16/2024

To:

Lenell Eskridge
 9005 S Roberts Rd Unit 1C
 Hickory Hills, IL 60457

Make Checks Payable To Your Association

Thomas Ridge Condo. Assoc.

Amount Due: **\$5,065.00**

| Date | Transaction | Amount | Balance | | | | | | | | | | | | |
|---|--------------------------------|---------------------|---------------------|-----------------------|---------------------|-----------------------|------------|-------|--------|--------|--------|----------|-------------------|--|--|
| 12/16/2023 | INV #LF5155. Due 12/16/2023. | 25.00 | 4,825.00 | | | | | | | | | | | | |
| 01/01/2024 | INV #24010345. Due 01/01/2024. | 215.00 | 5,040.00 | | | | | | | | | | | | |
| 01/16/2024 | INV #LF06040. Due 01/16/2024. | 25.00 | 5,065.00 | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>CURRENT</th> <th>1-30 DAYS PAST DUE</th> <th>31-60 DAYS PAST DUE</th> <th>61-90 DAYS PAST DUE</th> <th>OVER 90 DAYS PAST DUE</th> <th>Amount Due</th> </tr> </thead> <tbody> <tr> <td>25.00</td> <td>215.00</td> <td>405.00</td> <td>230.00</td> <td>4,190.00</td> <td>\$5,065.00</td> </tr> </tbody> </table> | | CURRENT | 1-30 DAYS PAST DUE | 31-60 DAYS PAST DUE | 61-90 DAYS PAST DUE | OVER 90 DAYS PAST DUE | Amount Due | 25.00 | 215.00 | 405.00 | 230.00 | 4,190.00 | \$5,065.00 | | |
| CURRENT | 1-30 DAYS PAST DUE | 31-60 DAYS PAST DUE | 61-90 DAYS PAST DUE | OVER 90 DAYS PAST DUE | Amount Due | | | | | | | | | | |
| 25.00 | 215.00 | 405.00 | 230.00 | 4,190.00 | \$5,065.00 | | | | | | | | | | |