

# UNOFFICIAL COPY

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Doc# 2405134025 Fee \$88.00

Bartzen Rosenlund Kasten LLC  
161 N. Clark St., Ste. 1600  
Chicago, Illinois 60601  
[filings@brkchicago.com](mailto:filings@brkchicago.com)  
312.450.6655

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/20/2024 04:01 PM PG: 1 OF 3

## NOTICE OF LIEN

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK    )

IN THE OFFICE OF THE COOK COUNTY CLERK  
RECORDINGS DIVISION, ILLINOIS

Claimant, Board of Directors of Jackson Park Place Condominium Association, an Illinois not-for-profit corporation, hereby records this Notice of Lien pursuant to Section 9(h) of the Illinois Condominium Property Act and has and claims a lien against the below-described property owned by Derrion Coleman ("Owner") and states as follows:

As of the date hereof, the said Owner owned or claimed an interest in the following described property located in the Association (the "Property"), to-wit:

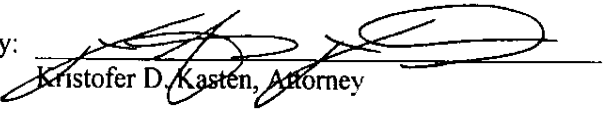
**See Legal Description attached hereto as Exhibit A.**

That said Property is subject to the Declaration of Condominium Ownership and By-Laws, Easements, Restrictions, and Covenants for the Jackson Park Place Condominium, recorded as Document No. 95682494, in the Office of the Recorder of Deeds of Cook County, Illinois, and as amended from time to time. Sections 9(g)(1) and 9(h) of the Illinois Condominium Property Act provide for the creation of a lien for the Owner's unpaid common expenses, fines, or other lawful and agreed upon charges, together with interest, late charges, reasonable attorney's fees incurred enforcing the covenants of the condominium instruments, rules, and regulations of the Board of Directors, or any applicable statute or ordinance, and costs of collection.

Claimant has and claims a lien on said Property and improvements for the balance of the Owner's unpaid common expenses, fines, or other lawful and agreed upon charges, together with interest, late charges, reasonable attorney's fees incurred enforcing the covenants of the condominium instruments, rules, and regulations of the Board of Directors, or any applicable statute or ordinance, and costs of collection, after allowing all credits, **in the amount of \$6,292.86 (common expenses and other lawful charges) plus \$295.00 (lien preparation fee) plus \$107.00 (recording fee) for a total of \$6,694.86 as of February 1, 2024, plus all additional sums which thereafter become due and owing, all of which must be satisfied prior to the release of this lien.**

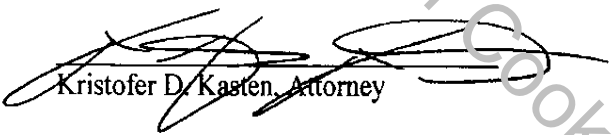
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On Behalf of the Board of Directors of Jackson Park Place Condominium Association

By:   
Kristofer D. Kasten, Attorney

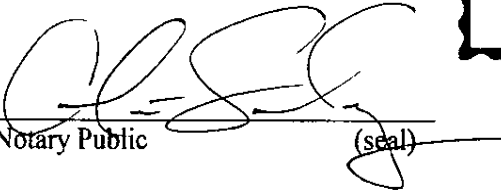
Date: 2.20.24

Kristofer D. Kasten, being first duly sworn, on oath deposes and says, that he is the attorney for the Jackson Park Place Condominium Association, an Illinois not-for-profit corporation, that he has read the foregoing Notice of Lien, that he knows the contents thereof, and that all the statements therein contained are true.

  
Kristofer D. Kasten, Attorney

SUBSCRIBED AND SWORN to before me this 20 day of FEBRUARY 2024



  
Notary Public (seal)

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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## EXHIBIT A

### LEGAL DESCRIPTION

UNIT 6719-3 IN JACKSON PARK PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF THE NORTH 3/4 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS ON OCTOBER 6, 1995 AS DOCUMENT NO. 95682494, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION.

Permanent Index No.: 20-24-403-025-1003

Commonly known as: 6719 S. Merrill Avenue, Unit 3, Chicago, IL 60649

Property of Cook County Clerk's Office