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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

PARK OF RIVER OAKS
CONDOMINIUM NO. 2

an Illinois not-for-profit corporation,

Claimant,

vs.

Lisa R. Webb,

Defendant(s)

PIN: 29-24-100-022-1227
Address(es) of Real Estate: 400 Park Avenue #701,
Calumet City, IL 60409

CLAIM FOR LIEN in the amount of
\$8,512.76 plus costs and attorneys' fees.

Doc#: 2405241090 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/21/2024 11:45 AM Pg: 1 of 3

(RESERVED FOR RECORDER'S USE ONLY)

Park of River Oaks Condominium, No. 2, an Illinois not-for-profit corporation, hereby files a claim for Lien against Lisa R. Webb, 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: 400 Park Avenue #701, Calumet City, IL 60409

That said property is subject to a Declaration of covenant, condition and restrictions recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 22831375 and 08191490. Said Declaration provides for the creation of a lien for the annual assessment or charges of the Association and the Special Assessment for capital improvements 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 \$8,512.76 (eight thousand five hundred and twelve dollars and seventy-six cents), 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.

By: _____

Its Attorney

This instrument was prepared by:
Caryn I. Shaw
Shaw Legal Services, Ltd.
540 W. Briar Place, Suite B
Chicago, IL 60657
(773) 549-9500

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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 the respect to the premises and interest of the undersigned herein set forth:

1. Park of River Oaks Condominium No.2, an Illinois not-for-profit corporation, by Caryn I. Shaw, SHAW LEGAL SERVICES, LTD., its attorney, causes this Lien to be recorded.
2. Real Estate Lien for delinquent assessments pursuant to a Declaration registered as Document No. 22831375 and 08191490 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:

EXHIBIT 'A' **Legal Description**

PARCEL 1:

UNIT 701 IN THE PARK OF RIVER OAKS CONDOMINIUM NO. 2, AS DELINEATED ON A SURVEY OF LOTS 5 AND 6 OR PARTS THEREOF IN RIVER OAKS WEST UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 24 AND THAT PART OF LOT 1 LYING NORTH OF THE CALUMET RIVER IN THE SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 24, ALL IN TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, (HEREINAFTER REFERRED TO AS PARCEL 1), WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 21, 1964 AND KNOWN AS TRUST NUMBER 20173, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22831375, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED NOVEMBER 15, 1971 AS DOCUMENT NUMBER 21712320 FOR USE AND ENJOYMENT, INGRESS AND EGRESS OVER THE COMMON AREAS WITHIN LOTS 5 TO 6 IN RIVER OAKS WEST UNIT NO. 1, AFORESAID; IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN DECLARATION OF EASEMENTS RECORDED NOVEMBER 15, 1971 AS DOCUMENT NUMBER 21712318 FOR THE PURPOSE OF INGRESS AND EGRESS OVER THE ACCESS ROAD FROM 159TH STREET TO THE NORTH LINE OF LOT 4 WITHIN THE EASEMENT DESIGNATED AS INGRESS AND EGRESS EASEMENT ON THE PLAT OF SAID RIVER OAKS WEST UNIT NO. 1, ALL IN COOK COUNTY, ILLINOIS.

and commonly known as: 400 Park Avenue #701, Calumet City, IL 60409

Dated this 15th day of February, 2024 in Chicago, Illinois.

This instrument was prepared by:

Caryn I. Shaw
Shaw Legal Services, Ltd.
540 W. Briar Place, Suite B
Chicago, IL 60657
(773) 549-9500

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STATE OF ILLINOIS)
)SS.
 COUNTY OF COOK)

Caryn I. Shaw, being first duly sworn on oath deposes and says she is the attorney for Park of River Oaks Condominium No.2, an Illinois not-for-profit corporation, the above named Claimant, that she has read the forgoing Claim for Lien, knows the contents thereof, and that all statements therein contained are true to the best of her knowledge.



Subscribed and sworn to before me
 This 15th day of February, 2024



Notary Public



RETURN TO:
 Shaw Legal Services, Ltd.
 540 W. Briar Place, Suite B
 Chicago, IL 60657
 (773) 549-9500