

# UNOFFICIAL COPY

STATE OF ILLINOIS        )  
                                      ) SS.  
COUNTY OF COOK        )

Doc#. 2405833183 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/27/2024 03:19 PM Pg: 1 of 4

IN THE OFFICE OF THE RECORDER OF  
DEEDS OF COOK COUNTY, ILLINOIS

The Greens of Blue Island Condominium  
Association, an Illinois not-for-profit  
corporation,

Claimant,

vs.

Andrew H. Lietz and Howard G. Lietz

Defendant(s)

**PIN: 24-25-209-016-1046**

**CLAIM FOR LIEN in the amount of  
\$3,258.70 plus future assessments, costs and  
attorneys' fees.**

**(RESERVED FOR RECORDER'S USE ONLY)**

The Greens of Blue Island Condominium Association, an Illinois not-for-profit corporation, hereby files a Claim for Lien against Andrew H. Lietz and Howard G. Lietz, 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)**

and commonly known as: 12204 Fairway Circle, Unit B, Blue Island, IL 60406

That said property is subject to a Declaration of Condominium Ownership recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 98025927. 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 assessments 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 \$3,258.70, which sum will increase with the levy of future assessments, costs and attorney fees of collection, all of which must be satisfied prior to any release of this lien.

By:   
Its Attorney

This instrument was prepared by:  
Kathryn A. Formeller  
TRESSLER LLP  
747 E. Boughton Road Suite 260  
Bolingbrook, IL 60440  
(630) 343-5200  
File No. 12001-22

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

- (1) The Greens of Blue Island Condominium Association, an Illinois not-for-profit corporation, by Kathryn A. Formeller, TRESSLER LLP, its attorney, causes this Lien to be recorded.
- (2) Real Estate Lien for delinquent assessments pursuant to a Declaration registered as Document No. 98025927 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:

**(SEE ATTACHED)**

and commonly known as: 12204 Fairway Circle, Unit B, Blue Island, IL 60406

Dated this 23 February 2024 in Bolingbrook, Illinois.

This instrument was prepared by:  
Kathryn A. Formeller  
TRESSLER LLP  
747 E. Boughton Road, Suite 260  
Bolingbrook, IL 60440  
(630) 343-5200  
File No.12001-22

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## LEGAL DESCRIPTION

PARCEL 1: Unit 24-12204-B IN THE GREENS OF BLUE ISLAND CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF LOT 1 OF FAIRWAY MEADOWS SUBDIVISION, A PART OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 31, 1995 AS DOCUMENT NUMBER 95071188, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98025927 AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SHOWN ON PLAT OF FAIRWAY MEADOWS SUBDIVISION RECORDED JANUARY 31, 1995 AS DOCUMENT 95071188.

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Kathryn A. Formeller, being first duly sworn on oath deposes and says she is the attorney for The Greens of Blue Island Condominium Association, the above named Claimant, that she has read the foregoing Claim for Lien, knows the contents thereof, and that all statements therein contained are true to the best of her knowledge.

Kathryn A. Formeller caa

Subscribed and sworn to before me  
this 23 February 2024.

Christine A. Altemus  
Notary Public



RETURN TO:  
TRESSLER LLP  
747 E. Boughton Road Suite 260  
Bolingbrook IL 60440  
(630) 343-5200  
collections@tresslerllp.com

KAF/ caa  
File No. 12001-22

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