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Doc#: 2408620123 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/26/2024 3:58 PM Pg: 1 of 5

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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

BRYN MAWR AND KIMBALL
CONDOMINIUM ASSOCIATION, an Illinois
Not-for-profit corporation,

CLAIMANT,

Vs.

HERMINIGILDO and ROXANE ANTOLIN

(SPACE ABOVE RESERVED FOR RECORDER'S
USE ONLY)

Defendant(s)

PIN: 13-02-430-049-1001

**CLAIM FOR LIEN in the amount of
\$8,480.56 plus future assessments, costs and
Attorneys' fees**

The Bryn Mawr and Kimball Condominium Association, an Illinois not-for-profit corporation, hereby files a Claim for Lien against Herminigildo and Roxane Antolin, of Cook County, Illinois, and states as follows:

As of December 1, 2023, the said debtor(s) were the owners of the following land, to wit:

(SEE ATTACHED)

And commonly known as: 5625 N. Kimball, Unit 1A, Chicago, Illinois 60659

That said property is subject to a Declaration of covenants, conditions and restrictions recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 0010019722. Said Declaration provides for the creation of a lien for the assessment and/or charges of the

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That as of December 1, 2023, 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 \$8,480.56, 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.

Defendants last known address: 5625 N. Kimball, Unit 1A, Chicago, IL 60659

Prepared and return to:

Law Office of John P Sugrue
5638 N. Artesian
Chicago, Illinois 60659
(773) 418-5904
john@sugruelaw.com

By: 

Attorney for Claimant

Property of Cook County Clerk's Office

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

- (1) The Bryn Mawr and Kimball Condominium Association, Inc., an Illinois not-for-profit corporation, by John P. Sugrue, its attorney, causes this Lien to be recorded.
- (2) Real Estate Lien for delinquent assessments pursuant to a Declaration registered as Document No. 0010019772 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 5625 N. Kimball, Unit 1A, Chicago, Illinois 60659

Dated this 22 day of February 2024 in Chicago, Illinois.

This instrument was prepared by:

John P. Sugrue
Law Office of John P. Sugrue
5638 N. Artesian
Chicago, Illinois 60659
(773) 418-5904
John@sugruelaw.com

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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

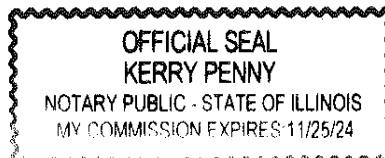
John P. Sugrue, being first duly sworn on oath deposes and says he is the attorney for BRYN MAWR AND KIMBALL CONDOMINIUM ASSOCIATION, the above named Claimant, that he has read the foregoing Claim for Lien, knows the contents thereof, and that all statements therein contained are true to the best of his knowledge.


John P. Sugrue

Subscribed and Sworn to before me

This 22nd day of March, 2024.


Notary Public



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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: UNIT 1A TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS IN 5625 NORTH KIMBALL AVENUE CONDOMINIUM (NOW KNOWN AS BRYN MAWR AND KIMBALL CONDOMINIUM ASSOCIATION, INC.), AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0010019772, IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-9 AND STORAGE SPACE S-9, LIMITED COMMON ELEMENTS AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

PIN: 13-02-430-049-1001 Unit 1A

Commonly known as: 5625 N. Kimball Ave., Unit 1A, Chicago, IL 60659