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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

Doc#: 2409520470 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/4/2024 3:41 PM Pg: 1 of 4

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

3100 S. Martin Luther King Drive
Condominium Association, an Illinois
not-for-profit corporation,

Claimant,

vs.

Pamela C. Rayner

Defendant(s)

PIN: 17-34-106-032-1019

**CLAIM FOR LIEN in the amount of
\$7,530.42 plus future assessments, costs and
attorneys' fees.**

(RESERVED FOR RECORDER'S USE ONLY)

3100 S. Martin Luther King Drive Condominium Association, an Illinois not-for-profit corporation, hereby files a Claim for Lien against Unknown Heirs and Legatees of Pamela C. Rayner, 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: 3100 S Martin Luther King Drive Unit 601, Chicago, IL 60616

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. 25292859. 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 \$7,530.42, 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: _____

Kathryn A. Formeller
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. 12466-7

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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) 3100 S. Martin Luther King Drive 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. 25292859 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: 3100 S Martin Luther King Drive Unit 601, Chicago, IL 60616

Dated this 4 April 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.12466-7

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LEGAL DESCRIPTION

Unit Number 601, In 3100 S. Martin Luther King Drive Condominium, as Delineated on a survey of the following described Real Estate: Lots 2, 3, 6, 7, 10, 11, 14 and 15 in block 1 in Laflin and Loomis subdivision of the North East 1/4 of the North East 1/4 of the North West 1/4 of Section 34, Township 39 North, Range 14 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 2529259, together with its undivided percentage interest in the common Elements in Cook County, Illinois

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Kathryn A. Formeller, being first duly sworn on oath deposes and says she is the attorney for 3100 S. Martin Luther King Drive 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 4 April 2024.

Christine A. Altermus
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. 12466-7

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