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Doc#: 2410802098 Fee: \$107.00

STATE OF ILLINOIS)
)
)SS.
)
COUNTY OF COOK)

) KAREN A. YARBROUGH
) COOK COUNTY CLERK'S OFFICE
) Date 4/17/2024 1:08 PM Pg: 1 of 3

In The Office of the Cook County Clerk -
Recording Division

Southgate Townhome Association,
an Illinois not-for-profit corporation,

Claimant,

v.

Maria A. Abril Gonzalez, a single woman,

Defendant(s).

PIN: 06-24-409-014

**CLAIM FOR LIEN in the amount of
\$1,825.99 plus costs and attorneys fees.**

RESERVED FOR RECORDER'S USE ONLY

Southgate Townhome Association, an Illinois not-for-profit corporation, hereby files a Claim for Lien against Maria A. Abril Gonzalez 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: 224 Butternut Lane, Streamwood, IL 60107

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. 0432449081. Said Declaration provides for the creation of a lien for the assessment and/or charges of the Association and the special assessments 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 \$1,825.99, 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.

Defendant(s) last known address: 224 Butternut Lane, Streamwood, IL 60107

Prepared by and return to:
CHUHAK & TECSON, P.C.
David J. Bloomberg
Eliot G. Schencker
120 S. Riverside Plaza, Suite 1700
Chicago, IL 60606
(312) 201-3449
collections@chuhak.com

By: 

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LEGAL DESCRIPTION

Parcel A: Parcel B224, Lot 18 in Block 10, in Streamwood Green Unit Three-A, a Subdivision of part of the Southeast and Southwest quarter of Section 24, Township 41 North, Range 9 East of the Third Principal Meridian, according to the Plat thereof recorded June 20, 1986 as Document 86252751 (except that part thereof described as follows: beginning at the Southeast corner of said Lot 18; thence North 89 degrees 55 minutes 28 seconds West along the South line of said Lot 18, a distance of 45.02 feet; thence North 00 degrees 01 minutes 03 seconds East, a distance of 57.73 feet; thence North 89 degrees 57 minutes 07 seconds West, a distance of 44.92 feet to a point on the West line of said Lot 18; thence Northerly, Easterly and Southerly along the West, North and East lines of said Lot 18, the following 3 courses and distances: North 00 degrees 04 minutes 32 seconds East, 67.29 feet; thence South 89 degrees 55 minutes 28 seconds East, 90.00 feet; thence South 00 degrees 04 minutes 32 seconds West, 125.00 feet to the place of beginning), in Cook County, Illinois.

Parcel B: Ingress and egress easements appurtenant to and for the benefit of Parcel B224 as defined and set forth in the Declaration for Southgate recorded November 19, 2004 as Document 0432449081.

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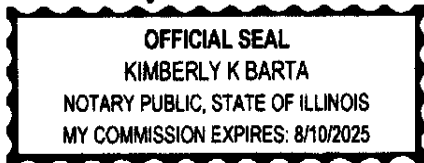
David J. Bloomberg, being first duly sworn on oath deposes and says he is the attorney for Southgate Townhome Association, the above named Claimant, that he has read the foregoing Claim for Lien, knows the contents thereof, and that all statements therein contained are true to the best of his knowledge.

[Handwritten signature]

Subscribed and sworn to before me
 this 14 of April, 2024.

Kimberly K. Barta

 Notary Public



RETURN TO:

CHUHAK & TECSON, P.C.
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 Eliot G. Schencker
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