

UNOFFICIAL COPY

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

Doc#: 2411023046 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/19/2024 10:07 AM Pg: 1 of 2

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

For Use By Recorder's Office Only

WESTGATE VALLEY ESTATES)
HOMEOWNERS ASSOCIATION,)

Claimant,)

v.)

THOMAS E. SWEENEY AND DORAN T.)
SWEENEY,)

Debtor(s).)

Claim for lien in the amount of
\$1,182.68, plus costs and
attorney's fees

Westgate Valley Estates Homeowners Association hereby files a Claim for Lien against Thomas E. Sweeney and Doran T. Sweeney of the County of Cook, Illinois, and states as follows:

As of April 18, 2024, the said debtor(s) were the owner(s) of the following land, to wit:

**LOT 12 IN WESTGATE VALLEY ESTATES, A SUBDIVISION OF PART
OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE
THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.**

and commonly known as 130 Augusta Drive, Palos Heights, IL 60463.

PERMANENT INDEX NO. 24-31-214-012

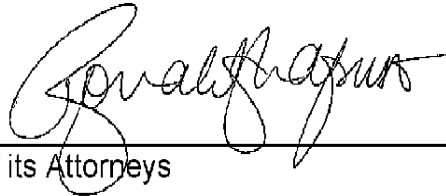
That said property is subject to a Declaration of Covenants recorded in the office of the Recorder of Deeds, Cook County, Illinois. Said Declaration provides for the creation of a lien for assessments or charges of the Westgate Valley Estates Homeowners Association and the special assessments for capital 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 attorneys fees, the claimant claims a lien on

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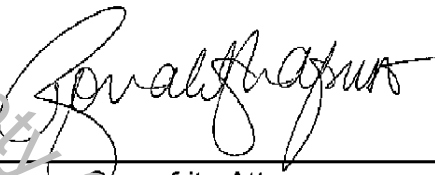
said land in the sum of \$1,182.68, which sum will increase with the levy of future assessments, costs and fees of collection, all of which must be satisfied prior to any release of this lien.

Westgate Valley Estates Homeowners Association

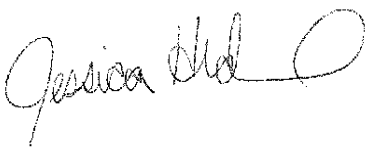
By: 
One of its Attorneys

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

The undersigned, being first duly sworn on oath deposes and says they are the attorney for Westgate Valley Estates Homeowners Association, the above named claimant, that they have read the foregoing Claim for Lien, knows the contents thereof, and that all statements therein contained are true to the best of their knowledge.


One of its Attorneys

SUBSCRIBED and SWORN to before me
on April 18, 2024





Notary Public

MAIL TO:
This instrument prepared by:
Ronald J. Kapustka
Kovitz Shifrin Nesbit
175 North Archer Avenue
Mundelein, IL 60060
847.537.0983