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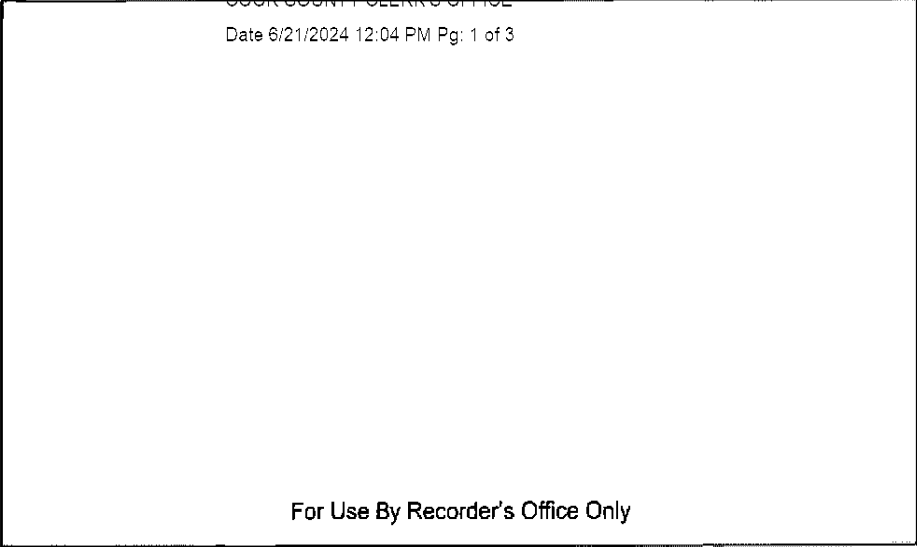
CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/21/2024 12:04 PM Pg: 1 of 3

STATE OF ILLINOIS)
)
ss.)
COUNTY OF COOK)

**COOK COUNTY
CLERK'S OFFICE
COOK COUNTY, ILLINOIS**



For Use By Recorder's Office Only

HERITAGE RESIDENCES CONDOMINIUM)
ASSOCIATION, INCORPORATED,)

Claimant,)

v.)

CIBULL APARTMENT RENTALS, LLC)

Debtor.)

) Verified Claim for Assessment Lien in
) the amount of \$16,530.35 plus interest,
) subsequently accruing common
) expenses, attorneys' fees and costs

The Claimant, HERITAGE RESIDENCES CONDOMINIUM ASSOCIATION, INCORPORATED (the "Association"), hereby files its Verified Claim for Assessment Lien against CIBULL APARTMENT RENTALS, LLC (the "Debtor"), and states that as of May 30, 2024, the Debtor owns the following land, to wit:

Legal Description:

PARCEL 1: UNIT 2 IN HERITAGE RESIDENCES CONDOMINIUMS AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 22, 23, 24 AND THE EAST 9 FEET OF LOT 21 IN BLOCK 3 IN MILLARD AND DECKER'S ADDITION TO CHICAGO BEING A SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF OGDEN AVENUE, IN COOK COUNTY, ILLINOIS

AND

LOTS 25 AND 26 IN BLOCK 3 IN MILLARD AND DECKER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF

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SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF OGDEN AVENUE, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF HERITAGE RESIDENCES, RECORDED JUNE 21, 2007, AS DOCUMENT NUMBER 0717615048; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

P.I.N.: 16-23-325-026-1009

C/K/A: 3700 W Cermak Rd. #2
Chicago, IL 60623

Claimant further states that the aforementioned real property is subject to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for Heritage Residences Condominium Association (the "Declaration" and "By-Laws"), recorded with the Cook County Recorder's Office as Document Number 0717615048. Article VI, Section 7 of the By-Laws as well as Section 9(g)(1) of the Illinois Condominium Property Act provide for the creation of a lien in favor of the Association for the unpaid proportionate share of common expenses owed by the subject unit's owner. The lien created in favor of the Association, pursuant to the terms of the Declaration and the Illinois Condominium Property Act, includes the amounts of court costs and attorneys' fees incurred in collection of the debt underlying said lien.

That, as of the date hereof, based upon the assessments and other charges lawfully due, unpaid and owing to the Association on account, after allowing all credits, the Association hereby asserts its claim as holder of a lien against the subject property in the sum of \$16,530.35, which sum will continuously increase with the levy of future assessments, costs and attorneys' fees incurred in connection with the Association's collection efforts. Said amounts must all be paid to the Association in order to satisfy the debt it is owed before any release of this lien is executed.

HERITAGE RESIDENCES CONDOMINIUM
ASSOCIATION, INCORPORATED, *Claimant.*

By: *Thomas M. Olson, Jr.*
Thomas M. Olson, Jr. One of its Attorneys

VERIFICATION


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The undersigned, being first duly sworn on oath, deposes and states she is an authorized agent for the Claimant, HERITAGE RESIDENCES CONDOMINIUM ASSOCIATION, INCORPORATED, that he has read the foregoing Claim for Lien, that she knows the contents thereof, and that all statements therein contained are true to the best of his knowledge.



Andrew Calcutt, as Agent for Heritage Residences Condominium Association, Incorporated.

SUBSCRIBED and SWORN to before me this 20th day of June, 2024.



After recording mail to:
Thomas M. Olson, Jr.
Kovitz Shifrin Nesbit
640 N LaSalle Drive, Suite 495
Chicago, IL 60654



Property of Cook County Clerk's Office