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2421810025

4731 S. INGLESIDE
CONDOMINIUM)
ASSOCIATION, Inc.)
)
Plaintiff)
)
v.)

Doc# 2421810025 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 8/5/2024 3:52 PM
PAGE: 1 OF 10

DEED-IN-TRUST:)
"THE NOW ACTING TRUSTEE, AND ANY)
AND ALL SUCCESSOR TRUSTEES OF THE)
SOLVENT INHERITANCE REVOCABLE LIVING)
TRUST DATED APRIL 18TH, 2023)
OF 4731 S. INGLESIDE AVE.,)
CHICAGO, IL. 60615" a.k.a.)
Nikkita D Randle)
Defendant.)

NOTICE AND CLAIM FOR LIEN

KNOW ALL MEN BY THESE PRESENTS that the 4731 S. INGLESIDE CONDOMINIUM ASSOCIATION, an Illinois not-for-profit corporation, has and claims a lien pursuant to the Declaration of Condominium Ownership, (hereinafter "Declaration") for 4731 S. INGLESIDE CONDOMINIUM ASSOCIATION, which Declaration was recorded with the Cook County Registrar of Titles on 03/12/2007 as Document Number 0707160137, as amended, in particular the provisions dealing with unit owners obligation to pay common expenses and other monetary obligations to the Association, against DEED-IN-TRUST "THE NOW ACTING TRUSTEE, AND ANY AND ALL SUCCESSOR TRUSTEES OF THE SOLVENT INHERITANCE REVOCABLE LIVING TRUST DATED APRIL 18TH, 2023 OF 4731 S. INGLESIDE AVE., CHICAGO, IL. 60615" a.k.a.

Nikkita D Randle, upon the property located at: 4731 S. Ingleside, Unit C-1, Chicago, IL 60615.
PIN: 20-11-102-036-1003

Described herein as EXHIBIT A.

The described property is subject to the Declaration which establishes a plan of condominium ownership of the property commonly referred to as the 4731 S. INGLESIDE CONDOMINIUM Association.

The Declaration along with the Illinois Condominium Property Act, 765 ILCS 605/9 provides for the creation of a lien for the common expense assessments and other monetary obligations imposed pursuant thereto, by the Association, upon its unit owners, if said charges become delinquent. That the total amount due and owing to the Plaintiff by the Defendant is as follows:

original

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1. That pursuant to the Declaration and By-Laws of The Association, the REGULAR ASSESSMENT fees are \$484.01 per month for Unit C-1 and the late fee charge is \$50.00 per Unit for each late monthly payment. That said REGULAR ASSESSMENT became effective on 02/23/2024.
2. Assessment dues are 29 months in arrears in the amount of \$ 10,261.64;
3. That on 02/23/2024 the Board met and levied SPECIAL ASSESSMENT in the amount of \$17,500.00 for the purpose of needed repairs, maintenance, and/or Association Expenses whereas the Defendant is responsible for 12.5% in accordance with the Declaration and By-Laws and owes \$2,187.50 for the Special Assessments;
4. The total amount of late fees due and owing is \$1,540.00 ; REGULAR ASSESSMENTS for (28) months at \$50.00 per month totaling \$1,400.00 and (4) months for SPECIAL ASSESSMENTS at \$35.00 per month totaling \$140.00;
5. That the Board levied \$1,000.00 in fines and penalties in accordance to and because of violations to the Declaration, By-Laws, and or Rules and Regulations.
6. \$0.00 assessed in User Fee;
7. \$0.00 incurred in attorney fees;
8. \$780.00 in admin and collection costs attributable to the PLAINTIFF. in collection action against the Defendant;
9. Pursuant to the authority set forth in the Declaration and By-Laws there is a 15% interested per annum of \$0.00;
10. Pursuant to the authority set forth in the Declaration and By-Laws Assessments are accelerated for the remainder of the fiscal year are due and owing of \$0.00;
11. Total amount due and owing to the PLAINTIFF is \$16,174.33 as of 07/16/2024.

The Federal Fair Debt Collection Practices Act Notice is attached hereto and made a part hereof.

Dated: 07/16/2024

4731 S. INGLESIDE CONDOMINIUM
ASSOCIATION INC, an Illinois not-for-profit
corporation

By: 

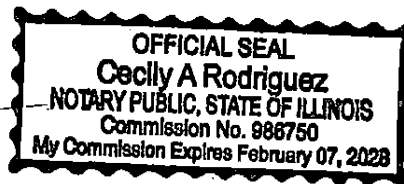
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Samuel Lewis being first duly sworn on oath, deposes and states that he is the duly authorized agent for the 4731 S. INGLESIDE CONDOMINIUM ASSOCIATION, an Illinois not-for-profit corporation, and that he is empowered to execute the aforesaid Notice and Claim for Lien on behalf of said Condominium Association, and that he has read the above and foregoing Notice and Claim for Lien, knows the contents thereof and that the same are based upon information provided him by agents of the Board of Directors of the Association.


Agent for the Plaintiff

Subscribed and sworn to before me this 17th day of July, 2024


Notary Public



This Document Prepared By:
Arthur Ropp
Attorney for T.H.E. MANGEMENT, INC.
299 N Dunton Road, Suite 520
Arlington Heights, IL 60004
(773) 544-8644
Revised Oct 2009

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AFFIDAVIT OF SERVICE

I, Samuel Lewis being first duly sworn on oath deposes and states that s/he is over twenty-one (21) years of age and that on the 17 day of July, 2024 s/he mailed a copy of the above and foregoing Notice and Claim for Lien upon the following:

OWNER:

“THE NOW ACTING TRUSTEE, AND ANY AND ALL SUCCESSOR TRUSTEES OF THE SOLVENT INHERITANCE REVOCABLE LIVING TRUST DATED APRIL 18TH, 2023 OF 4731 S. INGLESIDE AVE., CHICAGO, IL. 60615”

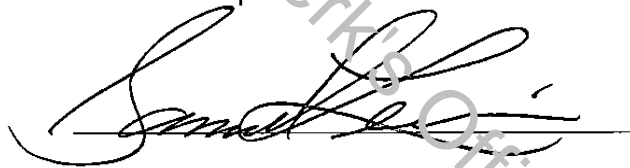
Nikkita D Randle
4731 S. Ingleside Ave., Unit C1
Chicago, IL 60615

MORTGAGEE:

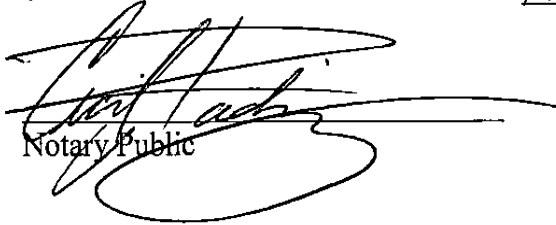
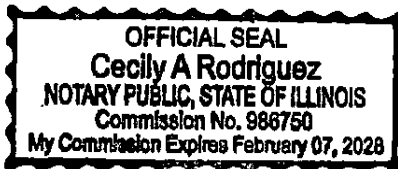
BANK OF AMERICA, N.A.
8200 JONES
FRANCH DR, MCLEAN, VA 22102,

*Copy by Certified Mail & Email
Managing Agent
c/o T.H.F. Management, Inc.
3448 N. Pulaski Rd.
Chicago IL 60641*

Service was made on the above by depositing said counterpart enclosed in an envelope, at a United States mailbox, City of Chicago, Illinois by certified mail, return receipt requested, postage prepaid and properly addressed and likewise mailing an additional counterpart by regular mail on 17 of July, 2024 before 4:45 p.m.



Subscribed and sworn to before me this 17th day of July, 2024


Notary Public

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FEDERAL FAIR DEBT COLLECTION PRACTICES ACT NOTICE

**THIS IS AN ATTEMPT TO COLLECT A DEBT
ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE**

**Notice Required by the Federal Fair Debt Collection Act
15 USC Section 6092(g)**

1. The amount of debt you owe to 4731 S. INGLESIDE CONDOMINIUM ASSOCIATION, is \$16,174.33 in assessments, other monetary charges and legal fees as of 16 of, July 2024.

2. The name of the creditor to whom the debt is owed is the 4731 S. INGLESIDE CONDOMINIUM ASSOCIATION, (the "creditor").

3. The debt described in the attached letter will be assumed to be valid by T.H.E. Management, Inc. (the creditor's "Agent") unless you notify the creditor's firm in writing within thirty (30) days after receipt of this notice that you dispute the validity of this debt, or any portion thereof.

4. If you notify the creditor's firm in writing within the thirty (30) day period.

5. NOTHING CONTAINED HEREIN SHALL BE DEEMED TO LIMIT THE CREDITOR'S RIGHT TO PURSUE ANY OF ITS RIGHTS OR REMEDIES AGAINST YOU UNDER THE LAW PRIOR TO THE EXPIRATION OF THE THIRTY (30) DAYS EXPIRATION PERIOD.

6. The creditor seeks to collect a debt and any information obtained will be used for that Purpose.

7. The name of the original creditor is set forth in Number 2 above, If the creditor named above is not the original creditor, and if you make a written request to the creditor's agent within thirty (30) days from the receipt of this notice, the name and address of the original creditor will be mailed to you by the creditor's law firm.

8. Written requests should be addressed to:

T.H.E. Management, Inc.
3448 N. Pulaski Rd.
Chicago, Il 60641

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Exhibit A

UNIT 4731 S. Ingleside Unit C-1, in the 4731 S. Ingleside Condominium as delineated on a survey of the following described real estate:

LOTS 35 AND 36 IN BLOCK 2 IN SHERMAN T. COOPER'S DREXEL BOULEVARD ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE NORTHWEST $\frac{1}{4}$ OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; which survey is attached to the Declaration of the Condominium recorded 03/12/2007 as Document No. 0707160137 together with its undivided percentage interest in the common elements.

Property located at: 4731 S. Ingleside, Unit C-1, Chicago, IL 60615.

PIN: 20-11-102-036-1003

UNOFFICIAL COPY**ILLINOIS DEED IN TRUST**

PURSUANT TO 760 ILCS 3/

ILLINOIS TRUST CODE

PROPERTY IDENTIFICATION NUMBER:**20-11-102-036-1003****COMMONLY REFERRED TO ADDRESS:**

4731 SOUTH INGLESIDE AVENUE UNIT C1

CHICAGO, ILLINOIS 60615

HYDE PARK TOWNSHIP

ILLINOIS DEED IN TRUST PURSUANT TO §760 ILCS 3/ET SEQ. ILLINOIS TRUST CODE**NOW COMES THE GRANTOR (OWNING A 100% INTEREST BASED ON DOC #1135412037):****GRANTOR: NIKKITA RANDLE** (an UNMARRIED WOMAN)

of 4731 S. INGLESIDE AVE., CHICAGO, ILLINOIS 60615, COOK COUNTY, in HYDE PARK TWP

For and in CONSIDERATION of TEN DOLLARS AND 00/100 (\$10.00) and NO OTHER VALUE IN HAND PAID, DO NOW CONVEY AND WARRANT on this 22ND DAY OF MAY IN THE YEAR 2023 to the following GRANTEE for which this DEED & FUTURE TAX BILL SHOULD BE MAILED TO:**GRANTEE: THE NOW ACTING TRUSTEE, AND ANY****AND ALL SUCCESSOR TRUSTEES OF THE****SOLVENT INHERITANCE REVOCABLE LIVING****TRUST DATED APRIL 18TH, 2023****OF 4731 S. INGLESIDE AVE., CHICAGO, IL. 60615****THE FOLLOWING REAL PROPERTY SITUATED IN COOK COUNTY TO WIT:****COMMONLY REFERRED TO ADDRESS: 4731 S. INGLESIDE AVE. UNIT C1., CHICAGO,****ILLINOIS 60615 PROPERTY INDEX NUMBER: 20-11-102-036-1003 | LEGAL DESCRIPTION: SEE****ATTACHED****THIS INSTRUMENT WAS PREPARED BY: THE LOOMARTEE LAW GROUP,**

Doc# 2314357010 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/23/2023 10:42 AM PG: 1 OF 4

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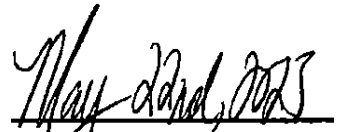
ILLINOIS DEED IN TRUST PURSUANT TO §760 ILCS 3/ET SEQ. ILLINOIS TRUST CODE ACT PAGE 2

FURTHERMORE, THIS DEED IN TRUST CONVEYS ALL INTEREST IN FEE SIMPLE, AS TO THE 100% OWNERSHIP STAKE OWNED BY NIKKITA RANDLE ACQUIRED BY THE WARRANTY DEED RECORDED WITH THE COOK COUNTY RECORDER OF DEEDS ON DECEMBER 20TH, 2011, WITH DOCUMENT NUMBER 1135412037.

Finally, the **GRANTOR: NIKKITA RANDLE (AN UNMARRIED WOMAN)** does now hereby **WAIVE & RELEASE ALL RIGHTS** and by VIRTUE OF THE HOMESTEAD EXEMPTION LAWS of the STATE OF ILLINOIS to the GRANTEE LISTED ABOVE, SPECIFICALLY, THE NOW ACTING TRUSTEE, AND ANY AND ALL SUCCESSOR TRUSTEES OF THE SOLVENT INHERITANCE REVOCABLE LIVING TRUST, DATED APRIL 18TH, 2023, LOCATED AT 4731 S. INGLESIDE AVE. CHICAGO, ILLINOIS 60615 in **FEE SIMPLE**. Also, this DEED IN TRUST PURSUANT TO §760 ILCS 3/ET SEQ is **EXEMPT OF ALL REAL ESTATE TRANSFER TAXES PURSUANT TO THE ILLINOIS REAL ESTATE TRANSFER TAX ACT OF §35 ILCS 200/31-45(e) (Conveyance for LESS than \$100)** and the corresponding **COOK COUNTY & CITY OF CHICAGO** provisions of the **REAL ESTATE TRANSFER TAX ORDINANCES**.



GRANTOR: NIKKITA RANDLE - OWNER OF RECORD


MON, MAY 22ND, 2023

NOTARY VERIFICATION SECTION

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)



THE LAW OFFICES OF
MARIO A. REED
The Education Esquire

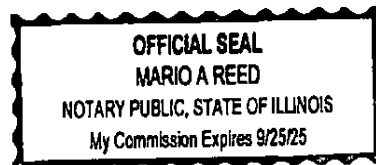
www.lawofficesofmarioareed.com

I, MARIO A. REED, ESQ., A NOTARY PUBLIC in the STATE OF ILLINOIS and the COUNTY OF COOK do hereby swear and affirm that NIKKITA RANDLE appeared before me on MAY 22ND, 2023 and affixed her respective signature to the foregoing DEED IN TRUST under her own free and voluntary act while free from any undue influence.

PLEASE STAMP NOTARY STAMP OR SEAL BELOW:



SIGNATURE OF NOTARY PUBLIC ABOVE:





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ILLINOIS DEED IN TRUST PURSUANT TO §760 ILCS 3/ET SEQ. ILLINOIS TRUST CODE ACT PAGE 3

ATTACHED LEGAL DESCRIPTION

UNIT C-1 IN 4731 SOUTH INGLESIDE CONDOMINIUM, AS
 DELINEATED ON A SURVEY OF THE FOLLOWING
 DESCRIBED REAL ESTATE: LOT THIRTY-FIVE (35) AND
 THIRTY-SIX (36) IN BLOCK TWO (2) IN SHERMAN T.
 COOPER'S DREXEL BOULEVARD ADDITION TO CHICAGO
 IN THE NORTHWEST QUARTER (1/2) OF SECTION ELEVEN
 (11), TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE
 FOURTEEN (14), EAST OF THE THIRD PRINCIPAL
 MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY
 IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF
 CONDOMINIUM RECORDED MARCH 12, 2007 AS
 DOCUMENT NO. 0707160137 TOGETHER WITH ITS
 UNDIVIDED PERCENTAGE INTEREST IN THE COMMON
 ELEMENTS. LEGAL PROJECT NAME – 4731 INGLESIDE
 CONDO ASSOCIATION.

ILLINOIS, COOK COUNTY & CHICAGO MUNICIPAL TRANSFER TAX STAMPS

REAL ESTATE TRANSFER TAX		23-May-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
20-11-102-036-1003 20230501627216 1-013-918-416		

REAL ESTATE TRANSFER TAX		23-May-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
20-11-102-036-1003 20230501627216 0-257-469-136		

* Total does not include any applicable penalty or interest due

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from CH. 34, par. 3-5020)

GRANTOR SECTION: NIKKITA RANDLE

The GRANTOR, NIKKITA RANDLE, now affirms that to the best of her knowledge, the GRANTEE, THE NOW ACTING TRUSTEE, AND ANY AND ALL SUCCESSOR TRUSTEES OF THE SOLVENT INHERITANCE REVOCABLE LIVING TRUST DATED APRIL 18TH, 2023 shown on the foregoing DEED IN TRUST is authorized to acquire and hold title to real estate under the laws of the STATE OF ILLINOIS.

Nikkita Randle

GRANTOR SIGNATURE ABOVE: NIKKITA RANDLE

Mario A. Reed
MONDAY, MAY 22ND, 2023:

GRANTOR NOTARY SECTION: NOTARY PUBLIC, IN THE STATE OF ILLINOIS

I, MARIO A. REED, ESQ., A NOTARY PUBLIC in the STATE OF ILLINOIS, do hereby now swear and affirm that NIKKITA RANDLE did appear before me on MAY 22ND, 2023, and affixed her respective signature to the above STATEMENT BY GRANTOR under her own free and voluntary act, while free from any undue influence.

AFFIX NOTARY STAMP BELOW:

Mario A. Reed



NOTARY PUBLIC SIGNATURE ABOVE:

GRANTEE SECTION: THE NOW ACTING TRUSTEE, AND ANY AND ALL SUCCESSOR TRUSTEES OF THE SOLVENT INHERITANCE REVOCABLE LIVING TRUST DATED APRIL 18TH, 2023

The AUTHORIZED AGENT FOR THE GRANTEE, THE NOW ACTING TRUSTEE, AND ANY AND ALL SUCCESSOR TRUSTEES OF THE SOLVENT INHERITANCE REVOCABLE LIVING TRUST DATED APRIL 18TH, 2023 does now hereby swear that to the best of her/his knowledge the GRANTEE, THE NOW ACTING TRUSTEE, AND ANY AND ALL SUCCESSOR TRUSTEES OF THE SOLVENT INHERITANCE REVOCABLE LIVING TRUST DATED APRIL 18TH, 2023 shown on the foregoing DEED IN TRUST is authorized to acquire and hold title to real estate under the laws of the STATE OF ILLINOIS.

Cherise S. Chae

GRANTEE SIGNATURE ABOVE: AGENT FOR THE NOW ACTING TRUSTEE, ANY AND ALL SUCCESSOR TRUSTEES OF THE SOLVENT INHERITANCE REVOCABLE LIVING TRUST DATED APRIL 18TH, 2023

5-22-2023
MONDAY, MAY 22ND, 2023:

GRANTEE NOTARY SECTION: NOTARY PUBLIC, IN THE STATE OF ILLINOIS

I, MARIO A. REED, ESQ., THE BELOW SIGNING NOTARY PUBLIC in the STATE OF ILLINOIS, do hereby now swear and affirm that the AUTHORIZED AGENT OF THE NOW ACTING TRUSTEE, AND ANY AND ALL SUCCESSOR TRUSTEES OF THE SOLVENT INHERITANCE REVOCABLE LIVING TRUST DATED APRIL 18TH, 2023 did appear before me on MAY 22ND, 2023, and affixed her/his respective signature to the above STATEMENT BY GRANTEE under her/his own free and voluntary act, while free from any undue influence.

AFFIX NOTARY STAMP BELOW:

Mario A. Reed



NOTARY PUBLIC SIGNATURE ABOVE:

CRIMINAL LIABILITY NOTICE:

PURSUANT TO §55 ILCS 5/3-5020(b)(2), ANY PERSON WHO KNOWINGLY SUBMITS A FALSE STATEMENT CONCERNING THE IDENTITY OF A GRANTEE SHALL BE GUILTY OF A CLASS C MISDEMEANOR FOR THE FIRST OFFENSE, AND A CLASS A MISDEMEANOR FOR SUBSEQUENT OFFENSES.

ATTACH THIS GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE TO THE DEED IN TRUST TO BE RECORDED IN COOK COUNTY, ILLINOIS BECAUSE THE FOREGOING DEED IN TRUST IS EXEMPT UNDER THE PROVISIONS OF THE ILLINOIS REAL ESTATE TRANSFER ACT §35 ILCS 200/ART. 31.