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Cook County Recorder

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CLAIM FOR LIEN

For Recorder Use Only

TO: The Lemurian Condominium Association, L.L.C. and Roger L. Scott (collectively the "Owner"); Community Investment Corporation

Amount of Lien Claimed: \$3,887.00 plus additional assessments, costs, interest and attorneys fees as they accrue as provided below.

Notice is hereby given that Claimants identified below ("Claimants"), unit owners in the Lemurian Condominiums, acting pursuant to 765 ILCS 665/9(b), for the benefit of the Lemurian Condominium Association (the "Association") based on (a) the developer's failure to record liens for non-payment of assessments against units owned by it and (b) the developer's disputed objections to liens filed against said units on July 12, 2000, claims a lien for unpaid assessments, fees and charges against the property herein described (the "Unit") and the owners of the Unit, The Lemurian Condominium Association, L.L.C. and Roger L. Scott.

1. The Association is organized pursuant to the Declaration of Condominium Ownership (the "Declaration") executed and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 98883609, and any amendments executed pursuant thereto from time to time.

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2. Claimants are acting for themselves and on behalf of the Association and all unit owners of the Lemurian Condominiums pursuant to 765 ILCS 605/9(h).

3. The Declaration and By-Laws of the Association provide for the creation of a lien against the Unit for any delinquent and unpaid charges or assessments, and interest, costs and fees as provided in the Declaration and By-Laws.

4. The property subject to the lien claimed herein is that portion of the Lemurian Condominiums designated as Unit 1W, which is located at 4529 S. Drexel Boulevard, Chicago, Illinois, and is legally described as follows:

PARCEL 1: THE SOUTH 11 FEET, 6 INCHES OF LOT 4 IN THE RESUBDIVISION OF LOTS 4, 5 AND 6 TOGETHER WITH PRIVATE ALLEY ADJOINING SAID LOTS IN CLARK AND SHARPE'S SUBDIVISION OF LOTS 1 TO 4 IN BLOCK 5 IN WALKER AND STINSON'S SUBDIVISION OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 1 IN THE SUBDIVISION OF LOTS 6 AND 7 IN BLOCK 5 IN WALKER AND STINSON'S SUBDIVISION OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

UNIT 1W IN THE LEMURIAN CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

P.I.N.: 20-02-312-048-1029

5. As of the date hereof, the Owners of the Unit against whose interest Claimants claim a lien are listed above.

6. The Unit is held subject to all terms and conditions contained in the Declaration and By-Laws of the Association, including the condition that the proportionate share of assessments, special assessments and other common charges against the Unit must be paid by the Unit owner and, if not paid, become a lien against the Unit.

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7. As of the date hereof, the balance of Assessments/Violation Charges (such as fines/parking fees/late payment charges) unpaid and owing to the Association with respect to the Unit, after allowing all credits, is in the amount of \$3,887.00, for which amount, plus interest, costs and reasonable attorneys' fees, Claimants claim a lien on said land and improvements pursuant to 765 ILCS 605/9(h). Said lien continues to increase at the rate of \$144.00 per month, plus applicable late charges, interest, costs, and reasonable attorneys' fees as allowed in the Declaration and By-Laws until satisfied by the owner (as) of said land and improvements.

8. The amount of the lien set forth herein includes, and is not in addition to, the amount of the lien recorded in the name of the Association on July 12, 2000 as Document No. 00516604.

DATED: August 17, 2000

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

Claimants, being first duly sworn on oath, depose and say that they have read the above and foregoing Claim for Lien, knows the contents thereof, and that the statements contained therein are true.

Court in Illlt  
Print Name: Courtney Sean Phillips

Clyde El-Amin  
Print Name: CLYDE EL-AMIN

Print Name: \_\_\_\_\_

Print Name: \_\_\_\_\_

Print Name: \_\_\_\_\_

Print Name: \_\_\_\_\_

Subscribed and Sworn to before me  
this 17 day of August, 2000.  
Mary A Jones  
Notary Public

This Instrument was prepared by and should  
be returned to: Ronald A. Damashek  
Stahl Brashler LLC  
20 E. Jackson Blvd, Suite 700  
Chicago, IL 60604



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