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2002-03-19 13:02:07
Cook County Recorder 15.50

Arnstein & Lehr
120 South Riverside Plaza
Suite 1200
Chicago, Illinois 60606
Attn: Michael C. Kim, Esq.



Property of Cook County Clerk's Office

LIEN

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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

BOARD OF MANAGERS OF)
STREETERVILLE CENTER)
CONDOMINIUM ASSOCIATION,)
ASSOCIATION, an Illinois Not-For-Profit)
Corporation, and an Illinois)
Condominium,)

Claimant,)

v.)

AMERICAN NATIONAL BANK AND)
TRUST COMPANY OF CHICAGO AS)
TRUSTEE UNDER TRUST)
AGREEMENT DATED 4/16/84, TRUST)
#60669 AND PANTELIS)
KOTSIPOULOS,)

Defendants,)

Claim for Lien in the amount of \$1,413.00 plus additional sums which hereafter become due and owing.

CLAIMANT, BOARD OF MANAGERS OF STREETERVILLE CENTER CONDOMINIUM ASSOCIATION ("Association"), an Illinois not-for-profit corporation, and an Illinois Condominium, hereby files a Claim for Lien against certain property owned by the Defendants, AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED 4/16/84, TRUST #60669 AND PANTELIS KOTSIPOULOS, of Cook County, Illinois and states as follows:

Box 378 CRC

UNOFFICIAL COPY

As of the date hereof, the said Defendants owned or claimed an interest in the following described property located in the Association, to-wit:

See Legal Description Attached Hereto As Exhibit A.

The said property is subject to a Declaration of Condominium Ownership and of Easements, Restrictions, Covenants, and By-Laws for the Association recorded as Document No. 26017897 in the Office of the Recorder of Deeds of Cook County, Illinois, on the 8th day of October, 1981, and Article X, Section 10.02(c) of said Declaration and Section 9(g)(1) of the Illinois Condominium Property Act provide for the creation of a lien for the Defendants' unpaid unpaid fines, together with interest, late charges, reasonable attorney's fees incurred enforcing the covenants of the condominium instruments, rules and regulations of the Board of Managers, or any applicable statute or ordinance, and costs of collection, and other lawful charges.

The balance of the Defendants' unpaid fines, together with interest, late charges, reasonable attorney's fees incurred enforcing the covenants of the condominium instruments, rules and regulations of the Board of Managers, or any applicable statute or ordinance, and costs of collection, and other lawful charges, after allowing all credits, for the period October 1, 2001 through and including March 1, 2002, is in the amount of \$1,413.00 as of March 11, 2002, for which, the Claimant claims a lien on said property and improvements as of the aforesaid date, plus the amount of any subsequent common expenses, unpaid fines, interest, late charges, reasonable attorney's fees, and costs of collection, and other lawful charges which become due and owing and remain unpaid subsequent to the aforesaid date.

BOARD OF MANAGERS OF STREETERVILLE CENTER CONDOMINIUM ASSOCIATION

By:

Suzette Johnson
Property Manager
Patricia Wagner
Board Secretary

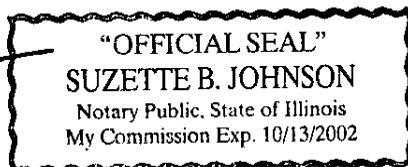
DATE: March 15, 2002

Suzette Johnson, being first duly sworn, on oath deposes and says, that she is the property Manager of STREETERVILLE CENTER CONDOMINIUM ASSOCIATION, an Illinois not-for-profit Corporation and an Illinois Condominium, the above named Claimant, that she has authority to make this affidavit on behalf of said Claimant, that she has read the foregoing Claim for Lien, that she knows the contents thereof, and that all the statements therein contained are true.

SUBSCRIBED AND SWORN to before me this 15 day of March, 2002.

Suzette Johnson
Suzette Johnson, Property Manager
Patricia Wagner
Patricia Wagner, Board Secretary

Suzette B. Johnson
Notary Public



PARCEL 1:

UNIT NO. 909 IN STREETERVILLE CENTER CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING:

ALL OF THE PROPERTY AND SPACE LYING ABOVE AND EXTENDING UPWARD FROM A HORIZONTAL PLANE HAVING AN ELEVATION OF 119.30 FEET ABOVE CHICAGO CITY DATUM (AND WHICH IS ALSO THE LOWER SURFACE OF THE FLOOR SLAB OF THE NINTH FLOOR, IN THE 26-STORY BUILDING SITUATED ON THE PARCEL OF LAND HEREINAFTER DESCRIBED) AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD OF A PARCEL OF LAND COMPRISED OF LOTS 20, 21, 22, 23, 24 AND 25 (EXCEPT THAT PART OF LOT 25 LYING WEST OF THE CENTER OF THE PARTY WALL OF THE BUILDING NOW STANDING ON THE DIVIDING LINE BETWEEN LOTS 25 AND 26), TOGETHER WITH THE PROPERTY AND SPACE LYING BELOW SAID HORIZONTAL PLANE HAVING AN ELEVATION OF 119.30 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 118.19 FEET ABOVE THE CHICAGO CITY DATUM (AND WHICH PLANE COINCIDES WITH THE LOWEST SURFACE OF THE ROOF SLAB OF THE 8-STORY BUILDING SITUATED ON SAID PARCEL OF LAND) AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD OF THE SOUTH 17.96 FEET OF THE AFORESAID PARCEL OF LAND, ALL IN THE SUBDIVISION OF THE WEST 394 FEET OF BLOCK 32, EXCEPT THE EAST 14 FEET OF THE NORTH 80 FEET THEREOF IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH IS SURVEY ATTACHED TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAW FOR STREETERVILLE CENTER CONDOMINIUM ASSOCIATION, RECORDED IN THE OFFICES OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 26017897; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF LOT 25 OF THE RIGHT TO MAINTAIN PARTY WALL AS ESTABLISHED BY AGREEMENT BETWEEN EDWIN B. SHELDON AND HEATON OWSLEY, RECORDED AUGUST 11, 1892 AS DOCUMENT NUMBER 1715549 ON THAT PART OF LOTS 25 AND 26 IN KINZIE'S ADDITION AFORESAID OCCUPIED BY THE WEST ½ OF THE PARTY WALL, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

ALL THOSE CERTAIN EASEMENTS, PRIVILEGES, RIGHTS OF USE AND ALL OTHER BENEFITS DESCRIBED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 26017894, AS GRANTED FOR THE BENEFIT OF PARCEL 1, BY A DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANK ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 11, 1980 AND KNOWN AS TRUST NO. 51534 TO RIMANTAS P. GRISKELIS AND REGINA S. GRISKELIS, DATED OCTOBER 5, 1981 AND RECORDED FEBRUARY 25, 1982 AS DOCUMENT NUMBER 26155095, IN COOK COUNTY, ILLINOIS.

Permanent Index No.: 17-10-203-027-1009

Commonly known as: 233 East Erie Street
Unit 909
Chicago, Illinois 60611

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