

UNOFFICIAL COPY

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2002-09-24 15:42:29
Cook County Recorder 28.00

PREPARED BY AND RETURN TO:

Courtney E. Mayster
LEVENFELD PEARLSTEIN
Attorneys for Heather Oaks
Condominium Association
33 West Monroe Street, 21st Floor
Chicago, Illinois 60603



STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

02 M1 726 739

P.I.N. 14-29-217-012-1001

NOTICE OF LIEN

KNOW ALL MEN BY THESE PRESENTS, that Heather Oaks Condominium Association, an Illinois not-for-profit corporation, has and claims a lien pursuant to 765 ILCS 605/9, against Lee A. Zulawinski, upon the property described on the attached legal description and commonly known as 946 W. Oakdale, Unit 1, Chicago, Illinois 60657

The property is subject to a Declaration establishing a plan for condominium ownership of the premises commonly described as Heather Oaks Condominium Association, recorded with the Recorder of Deeds of Cook County, Illinois. The Declaration and Section 9(g) of the Illinois Condominium Property Act provide for a creation of a lien for unpaid common expenses or the amount of any unpaid fine or charges imposed pursuant to the Declaration, together with interest, late charges, costs, and reasonable attorneys' fees

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necessary for collection. The balance due to the Association for said amounts, unpaid and owing pursuant to the aforesaid Declaration and law, after allowing all credits, is the sum of \$2,538.46 through September 24, 2002. Each monthly assessment and late charge thereafter are in the sum of \$245.68 and \$25.00 per month, respectively, or such other assessments and charges which may be determined by the Board of Directors. Said assessments, together with interest, late charges, costs and reasonable attorneys' fees constitute a lien on the aforesaid real estate.

HEATHER OAKS CONDOMINIUM
ASSOCIATION, an Illinois not-for-profit
corporation

Olmayster

By: Attorney for the Board of Directors,
Heather Oaks Condominium Association

Subscribed and sworn to before me this
24th day of September, 2002.

[Signature]
NOTARY PUBLIC



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LEGAL DESCRIPTION

0021047190

UNIT NUMBER "1" AND "P15" IN THE HEATHER OAKS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 2 (EXCEPT THE NORTH 64 FEET 8-5/8 INCHES THEREOF) IN BLOCK 1 IN SHURTLETT'S SUBDIVISION OF PART OF THE WEST ½ OF BLOCK 5 IN CANAL TRUSTEE'S SUBDIVISION OF THE EAST ½ OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 24542837, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

P.I.N.: 14-29-217-012-1001

Property commonly known as: 946 Oakdale, Unit 1, Chicago, Illinois 60657