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Cook County Recorder

25,50

CLAIM FOR LIEN



For Recorder Use Only

TO:

Cornell Farmers Limited Partnership II; American National Bank & Trust Company of Chicago, as Trustee Under Trust Agreement Dated April 15, 1997 and Known as Trust No. 122647-01; and South Shore Bank of Chicago

Amount of Lien Claimed:

\$1,980.00 plos costs, interest and attorneys' fees.

Notice is hereby given that Claimant, the Branzeville Pointe Condominium Association (the "Association"), has and claims a lien for unpaid assessments, fees and charges against the property herein described (the "Unit") and the owners of the Unit, Cornell Partners Limited Partnership II and American National Bank & Trust Company of Chicago, as Trustee Under Trust Agreement Dated April 15, 1997 and Known as Trust No. 122647-01, as follows:

- 1. The Association is organized pursuant to the Declaration of Condeminium

 Ownership (the "Declaration") executed and recorded in the Office of the Recorder of Deeds of

 Cook County, Illinois, as Document No. 98872808, and any amendments executed pursuant
 thereto from time to time.
- 2. The Association is the Claimant on behalf of itself and all unit owners of the Bronzeville Pointe Condominiums.



Ronald A. Damashek Holleb+ Coff 55E. Monroe Suite 4000 Chicago, IL 60603 UNOFFICIAL COP 12999999 Page 2 of 3

- 3. Article XVI, paragraph 8 of the Declaration provides 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.
- 4. The property subject to the lien claimed herein is that portion of the Bronzeville Pointe Condominiums designed as Unit 4408, which is located at 4408 S. Martin Luther King Drive, and is legally described as follows:

UNITS 4408 IN BRONZEVILLE POINTE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE SOUTH 33 FEET OF LOT 1 (EXCEPT I'HE WEST 136 FEET), LOT 2 (EXCEPT THE WEST 144 FEET) AND LOT 3 (EXCEPT THE SOUTH 50 FEET AND EXCEPT THE WEST 128 FEET THEREOF) IN J. C. DORE'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE TYPKD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98872808, TOGETHER WITH ITS UNDIVIDED PERCENTACE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

P.I.N.: 2003311044-1002

- 5. As of the date hereof, the owners of the Unit against whose interest Claimant claims a lien are: Cornell Partners Limited Partnership II and American National Bank & Trust Company of Chicago, as Trustee Under Trust Agreement Dated April 15, 1997 and Known as Trust No. 122647-01.
- 6. The Unit is held subject to all terms and conditions contained in the Peclaration, 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.
- 7. As of the date hereof, the balance of Assessments/Violation Charges (such as fines/parking fees/late payment charges) unpaid and owing Claimant with respect to the Unit,

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after allowing all credits, is in the amount of \$1,980.00, plus interest at the rate of 18% per annum as provided in the Declaration, for which amount, including interest, costs and reasonable attorneys' fees, the Association claims a lien on said land and improvements. Claimant's lien continues to increase at the rate of \$74.00 per month, plus applicable late charges, interest, costs, and reasonable attorneys' fees as allowed in the Declaration until satisfied by the owner (as) of said land and improvements.

8. The undersigned, as authorized agent of the Association, and on behalf of the Association and all mit owners therein, claims a lien on the Unit.

DATED:

April 28, 2000

THE BRONZEVILLE POINTE CONDOMINIUM ASSOCIATION

By:

One of its agents

STATE OF ILLINOIS

) SS

COUNTY OF COOK

Ronald A. Damashek, being first duly sworn on oath, deposes and says that she/he is the authorized agent of the Claimant herein, The Bronzeville Pointe Condomi ium Association, that she/he has read the above and foregoing Claim for Lien, knows the contents thereof and that the statements contained therein are true

Subscribed and Sworn-to before me

this 28 day of A

Notary Public

OFFICIAL SEAL
CHRISTINE A STEVENSON
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. MAY 6 2003

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