

PREPARED BY AND RETURN TO:

Courtney E. Mayster  
LEVENFELD PEARLSTEIN  
Attorneys for 540 North Lake Shore Drive  
Condominium Association  
2 North LaSalle Street  
13<sup>th</sup> Floor  
Chicago, Illinois 60602



STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )  
P.I.N. 17-10-211-021-1031

03 MI 708006

NOTICE OF LIEN

KNOW ALL MEN BY THESE PRESENTS, that 540 North Lake Shore Drive Condominium Association, an Illinois not-for-profit corporation, has and claims a lien pursuant to 765 ILCS 605/9, against Joe Abbus, upon the property described on the attached legal description and commonly known as 540 North Lake Shore Drive, Unit 206, Chicago, Illinois 60611.

The property is subject to a Declaration establishing a plan for condominium ownership of the premises commonly described as 540 North Lake Shore Drive 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 necessary

Box 242 cem

# UNOFFICIAL COPY

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 \$3,113.07 through December 1, 2002. Each monthly assessment and late charge thereafter are in the sum of \$419.35 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.

540 NORTH LAKE SHORE DRIVE  
CONDOMINIUM ASSOCIATION,  
an Illinois not-for-profit corporation

*Cumyster*

By: Attorney for the Board of Directors,  
540 North Lake Shore Drive  
Condominium Association

Subscribed and Sworn to before me this  
28th day of March, 2003.

*Margaret A. Herron*  
NOTARY PUBLIC

"OFFICIAL SEAL"  
Margaret A. Herron  
Notary Public, State of Illinois  
My Commission Exp. 03/19/2006

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

UNIT NUMBER 206 IN THE 540 N. LAKE SHORE DRIVE CONDOMINIUM, AS DELINEATED ON A SURVEY OF LOT 29 (EXCEPT THAT PORTION TAKEN FOR STREET PURPOSED IN CASE 82L1163) AND LOT 30 AND THE WEST ½ OF LOT 43 IN CIRCUIT COURT PARTITION OF THE OGDEN ESTATE SUBDIVISION OF PARTS OF BLOCKS 20, 31 AND 32 IN KINZIE'S ADDITION TO CHICAGO IN THE NORTH ½ OF SECTION 10, TOWNSHIP 39 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 92468797; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

Property of Cook County Clerk's Office