THIS DOCUMENT HAS BEEN PREPARED BY, AND AFTER RECORDATION SHOULD BE RETURNED TO:

Arnstein & Lehr 120 South Riverside Plaza Suite 1200 Chicago, Illinois 60606 Att: Michael C. Kim DEPT-01 T\$4444 TRAN 1856 12/27/93 09:56:00 18843 \$ **-03-061347 CODE COUNTY RECORDER

LIEN

STATE OF ILLINOIS
COUNTY OF LOCK

3061347

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

BOARD OF MANAGERS OF LELAND HOUSE CONDOMITIUM ASSOCIATION, an Illinois Not-For-Profit Corporation, and an Illinois Condominium,

~ 247

Claim for Lien in the amount of \$4,887.87 plus additional unpaid assessments which hereafter become due and owing

PETER LINDEN AND CONSTANCE BLATTER F/K/A CONSTANCE LINDEN,

Defendants,

CLAIMANT, BOARD OF MANAGERS OF LELAND HOUSE CONDOMINIUM ASSOCIATION, an Illinois not-for-profit corporation and an Illinois Condominium, hereby files a Claim for Lien Against the Defendants PETER LINDEN and CONSTANCE BLATTER F/K/A CONSTANCE LINDEN, of Cook County, Illinois and states as follows:

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

Permanent Tax No.: 13-17-107-203-1007

See Legal Description Attached Hereto.

The said property is subject to a Declaration of Covenants, Conditions and Restrictions recorded as Document No. 86391254 in the Office of the Recorder of Deeds of Cook County, Illinois on the 3rd day of September 1986, and that Article V Section 1 of said Declaration and Section 9(g)(1) of the Illinois Condominium Property Act provides for the creation of a lien for the proportionate share of common expenses and other lawful charges together with interest, late charges, costs, and reasonable attorneys' fees necessary for said collection.

The balance of the assessments due, unpaid and owing to

2700

UNOFFICIAL COPY
Claimant on account thereof, amounts wrongfully paid by Defendant
Peter Linden to himself from Association funds (\$3,592.12), plus costs incurred in the reconstruction of financial records which were wrongfully destroyed by Defendant Peter Linden (\$1,145.75), and attorneys' fees and costs (\$150.00), after allowing all credits, is in the amount of \$4,887.87 as of December 20, 1993, for which, with interest, costs and reasonable attorneys' fees, the Claimant claims a lien on said property and improvements as of the aforesaid date plus the amount of any subsequent assessments or charges which become due and owing and remain unpaid subsequent to the aforesaid date.

Decendration of Cook Collings Clark's Office BOARD OF MANAGERS OF LELAND HOUSE CONDOMINIUM ASSOCIATION DATE: December 20, 1993

Property of Coot County Clark's Office

STATE OF ILLINGIS OFFICIAL COPY

COUNTY OF COOK

Albert Schnaufer, being first duly sworn, on oath deposes and says, that he is the President of Leland House Condominium Association, an Illinois not-for-profit Corporation and an Illinois Condominium, the above named Claimant, that he has authority to make this affidavit on behalf of said Claimant, that he has read the foregoing Claim for Lien, that he knows the contents thereof, and that all the statements therein contained are true.

Albert Schnaufer

SUBSCRIBED AND SWURN to before me this 21th day Of Meculian

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Pot County Clark's Office Kristian N. Jorg

"OFFICIAL SEAL" Kristian N. Jorgansen Notary Public, State of Illinois My Commission Expires 2/17/94

Property of Court Collins Clerk's Office

LEGAL DESCRIPTION

UNIT 301 IN THE LELAND HOUSE CONDOMINIUMS AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL PLAT OF THE EAST 21.0 FEET OF THE SOUTH 155.50 FEET OF LOT 4 ESTATE: (EXCEPT THE SOUTH 20 FEET THEREOF) TOGETHER WITH THE WEST 1/2 OF LOT 5 (EXCEPT THE NORTH 150 FEET THEREOF AND EXCEPT THE SOUTH 20 FEET THEREOF) TOGETHER WITH THE EAST 1/2 OF LOT 5 (EXCEPT THE NORTH 166.70 FEET THEREOF AND EXCEPT THE SOUTH 20 FEET THEREOF) TOGETHER WITH THE NORTH 76.0 FEET OF THE SOUTH 96.0 FEET OF THE WEST 30.0 FEET OF LOT 6 ALL IN BLOCK 4 OF FREDERICK H. BARTLETT'S LAWRENCE AVENUE SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 86391254; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COCK COUNTY, ILLINOIS.

PARCEL 2: EASIMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF

PARCEL 1 AS SET FORTH IN DOCUMENT 85211739

PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 7 AND STORAGE LOCKER 7 LIMITED COMMON ELEMENTS, AS DELINEATED ON THE LARA COUNTY CONTEGO SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 86391254

Commonly known as: 6100 West Leland Avenue Unit 301 Chicago, Illinois 60630

Senty of Coot County Clert's Office