

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF C O O K)



Doc#: 0402034156
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 01/20/2004 03:59 PM Pg: 1 of 3

P.I.N. 17-09-127-023-0000
17-09-127-028-0000
17-09-127-029-0000
17-09-127-034-0000
17-09-127-035-0000

04 M1 701558

NOTICE OF LIEN

KNOW ALL MEN BY THESE PRESENTS, that Admiral's Pointe Condominium Association, an Illinois not-for-profit corporation, has and claims a lien pursuant to 765 ILCS 605/9, against Eduard Shapiro and Yelena Shapiro, upon the property described on the attached legal description and commonly known as 645 N. Kingsbury St., Unit 2303, Chicago, Illinois 60610.

The property is subject to a Declaration establishing a plan for condominium ownership of the premises commonly described as Admiral's Pointe 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 \$8,017.77 through January 20, 2004. Each monthly assessment and late charge thereafter are in the sum of \$331.43 and \$50.00 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.

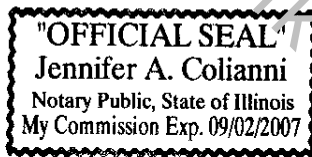
ADMIRAL'S POINTE
CONDOMINIUM ASSOCIATION,
an Illinois not-for-profit corporation

Neha Parikh

By: Attorney for the Board of Directors,
Admiral's Pointe Condominium
Association

Subscribed and Sworn to before me this
20th day of January, 2004.

Jennifer A. Colianni
NOTARY PUBLIC



PREPARED BY AND RETURN TO:

Neha A. Parikh
LEVENFELD PEARLSTEIN
Attorneys for Admiral's Pointe Condominium Association
2 North LaSalle Street
Suite 1300
Chicago, Illinois 60602



PROPERTY INSIGHT, LLC

A Division of Chicago Title Insurance Company
400 S JEFFERSON, CHICAGO, IL 60607

TRACT INDEX SEARCH

Order No.: 1404 S9586345 SS

Additional Tax Numbers:

Legal Description:

UNIT 2303 IN ADMIRAL'S POINTE CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PART OF LOT 30 IN YOUNG'S SUBDIVISION OF BLOCK 1 OF ASSESSOR'S DIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF ERIE STREET AND EAST OF THE NORTH BRANCH OF THE CHICAGO RIVER IN COOK COUNTY, ILLINOIS;

ALSO

PART OF LOTS 28, 29 AND THAT PART OF LOT 30 AND ALL OF THE 9 FOOT PRIVATE ALLEY LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 1 TO 30 (EXCEPT THE EAST 370.00 FEET THEREOF) IN YOUNG'S SUBDIVISION OF PART OF KINGSBURY TRACT, BEING PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

ALSO

THE SOUTH 9 FEET OF LOTS 1 TO 5, (EXCEPT THE EAST 370.00 FEET THEREOF), BOTH INCLUSIVE, IN ASSESSOR'S DIVISION OF PART (SOUTH OF ERIE STREET AND EAST OF THE CHICAGO RIVER) OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, 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 JANUARY 15, 2002 AS DOCUMENT NUMBER 0020058465, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.