

# UNOFFICIAL COPY

**NOTICE OF LIEN FOR UNPAID  
COMMON CHARGES**



Doc#: 0403016100  
Eugene "Gene" Moore Fee: \$28.50  
Cook County Recorder of Deeds  
Date: 01/30/2004 01:09 PM Pg: 1 of 3

STATE OF ILLINOIS            )  
  ) SS.  
COUNTY OF COOK            )

BUENA PARK CONDOMINIUM  
ASSOCIATION,

**CLAIMANT,**

v.

PRAIRIE BANK & TRUST CO., as Trustee  
under trust agreement dated January 26, 2000  
and known as Trust No. 00-009, and SPELGA  
CONSTRUCTION, INC., as Beneficiary under  
said trust agreement,

**OWNERS.**

To: Cook County Recorder of Deeds, County of Cook, Illinois  
Spelga Construction, Inc., Beneficiary, 6819 W. 95<sup>th</sup> Street, Oak Lawn, IL 60453  
Prairie Bank & Trust Co., Trustee, 7661 S. Harlem Ave., Bridgeview, IL 60455  
Prairie Bank & Trust Co., Mortgagee, 7661 S. Harlem Ave., Bridgeview, IL 60455

NOTICE IS GIVEN that BUENA PARK CONDOMINIUM ASSOCIATION, INC., the  
undersigned claimant, has and claims a lien for unpaid common charges pursuant to 765 ILCS  
605/9, and pursuant to Article XVI Section 8 of the bylaws of the BUENA PARK  
CONDOMINIUM ASSOCIATION, amended, as follows:

THE NAME of the claimant is the BUENA PARK CONDOMINIUM ASSOCIATION,  
acting on behalf of all unit owners of Buena Park Condominiums, a condominium pursuant to a  
Declaration of Condominium Ownership, called the "Declaration of Condominium Ownership  
and By-Laws, Easements, Restrictions and Covenants for Buena Park Condominiums," recorded  
with the Recorder of Deeds of Cook County, Illinois, on June 21, 2002, document number  
0020694662. Claimant's attorneys are Richardson, Stasko, Boyd & Mack, LLC, whose office  
address is 19 S. LaSalle Street, Suite 1500, Chicago, Cook County, Illinois.

THE NAMES of the owners of the real property described below, against whose interest  
the Claimant claims a lien, are PRAIRIE BANK & TRUST CO., as Trustee under trust  
agreement dated January 26, 2000 and known as Trust No. 00-009, and SPELGA  
CONSTRUCTION, INC., as Beneficiary under said trust agreement.

THE PROPERTY subject to the lien claimed is that portion of Buena Park  
Condominiums designated as **Unit-P30** in the declaration and on the floor plan of the ground

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floor of the building recorded contemporaneously with and as a part of the declaration, of the property commonly known as:

**4149-4157 North Kenmore/1025 West Buena  
Chicago, Illinois 60640**

with the following legal description:

**Lots 30 and 31 and the West 10 feet of Lot 29 in Block 7 in Buena Park,  
being a Subdivision in the Southeast ¼ of Section 17, Township 40 North,  
Range 14, East of the Third Principal Meridian, in Cook County, Illinois,**

and Tax Identification Number:

**14-17-404-063-1051.**

AS PROVIDED in the declaration, the owner of the unit is liable for a proportionate share of the common expenses of the condominium equal to 0.204% of the total amount of the common expenses.

AS PROVIDED by 765 ILCS 605/9 and the declaration and bylaws of the condominium, amounts assessed as common expenses remaining unpaid constitute a lien against the unit with respect to which the assessment was made. In addition to the principal amount of the unpaid assessments, the total amount of the lien shall include the interest on unpaid assessments, and costs and fees, including attorney's fees, resulting from the delinquent or unpaid charges and assessments.

AS RECITED in the condominium declaration and bylaws, recorded on June 21, 2002, in the office of the Recorder of Deeds of Cook County, Illinois, as Document Number 0020694662, and held and accepted by PRAIRIE BANK & TRUST CO., as Trustee under trust agreement dated January 26, 2000 and known as Trust No. 00-009, and SPELGA CONSTRUCTION, INC., as Beneficiary under said trust agreement, the unit is held subject to all the terms and conditions contained in the declaration and bylaws of the condominium, including the condition that the proportionate share of assessment expenses stated above must be paid by the unit owner.

COMMON CHARGES and special assessments in the total amount of \$64.79 are and remain due and owing with respect to the unit:

<u>Dates</u>	<u>Amount Due</u>
9/03	\$ 5.50
9/03	34.93
10/03	5.50
11/03	5.50
12/03	5.50
1/04	7.86
<b>Total Due:</b>	<b>\$ 64.79</b>

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*This amount does not include accrued interest charges, costs or attorney fees that have been incurred as a result of the unpaid assessments.*

THE UNDERSIGNED, acting on behalf of all unit owners of the Buena Park Condominium Association, claims a lien on Unit P-20 until all amounts for unpaid common charges, accrued interest and costs and fees are paid.

BUENA PARK CONDOMINIUM ASSOCIATION,



By:   
President


Prepared by:

Richardson Stasko Boyd & Mack, LLC  
19 S. LaSalle  
Suite 1500  
Chicago, IL 60603  
(312) 372-7075

STATE OF ILLINOIS     )  
  )  
COUNT OF COOK        )

AFFIDAVIT

The affiant, Craig Jensen, being first duly sworn, on oath deposes and says that the affiant is President of the claimant; that the affiant has read the foregoing claim for lien and knows the contents thereof; and that all the statements therein contained are true.

By:   
President

Subscribed to and sworn before  
me this 22 day of January, 2004.

  
Notary Public's Signature

