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Doc#: 0416039137 Eugene "Gene" Moore Fee: \$30.00 Cook County Recorder of Deeds Date: 06/08/2004 04:36 PM Pg: 1 of 4

Arnstein & Lehr LLP 120 South Riverside Plaza Suite 1200 Chicago, Illinois 60606 Attn: Michael C. Kim

Property of Cook County Clerk's Office

LIEN

STATE OF ILLINOIS)
COUNTY OF COOK)

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

BOARD OF MANAGERS OF CITYVIEW CONDOMINIUM ASSOCIATION, an Illinois Not-For-Profit Corporation, and an Illinois Condominium,

Claimant,

v.

MARY F. MCFADDEN,

Defendant

Claim for Lien in the amount of \$2182.17 plus additional unpaid assessments which hereafter become due and owing and attorneys' fees and costs.

CLAIMANT, BOARD OF MANAGERS OF CITYVIEW CONDOMINIUM ASSOCIATION, an Illinois not-for-profit corporation and an Illinois Condominium, hereby files a Claim for Lien Against the Defendant, MARY F. MCFADDEN, and states as follows:

As of the date hereof, the said Defendant, MARY F. MCFADDEN, owned or claimed an interest in the following described property, to-wit:

See Legal Description Attached Hereto.

Box 378 cllc

UNOFFICIAL COPY

The said property is subject to a Declaration of Condominium Ownership for Cityview Condominium and Provisions Relating to Certain Non-Condominium Property recorded as Document Number 97804544 in the office of the Recorder of Deeds of Cook County, Illinois, and that Article VI, Section 8 entitled "Default in Payment" 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 Claimant on account thereof, and attorneys' fees and costs, after allowing all credits, is in the amount of \$2,182.17 as of February 1, 2004, 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.

BOARD OF MANAGERS OF
CITYVIEW CONDOMINIUM ASSOCIATION

DATED: June 8, 2004

See attached signature page

By: _____
Janet Lisak, Property Manager

Janet Lisak, being first duly sworn, on oath deposed and says, that she is the Property Manager for Cityview Condominium Association, an Illinois not-for-profit Corporation and an Illinois Condominium, the above named Claimant, that she has the authority to make this affidavit on behalf of Claimant, that she has read the foregoing Claim for Lien and that she knows the contents thereof and that all the statement therein contained are true.

See attached signature page

Janet Lisak, Property Manager
Cityview Condominium Association

SUBSCRIBED AND SWORN to
before me this ____ day
of _____, 2004

See attached notary signature

Notary Public

Cityview Condominium and Provisions Relating to Certain Non-Condominium Property recorded as Document Number 07804544 in the office of the Recorder of Deeds of Cook County, Illinois, and that Article VI, Section 8 entitled "Default in Payment" 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 Claimant on account thereof, and attorneys' fees and costs, after allowing all credits, is in the amount of \$2,182.17 as of February 1, 2004, 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.

BOARD OF MANAGERS OF
CITYVIEW CONDOMINIUM ASSOCIATION

DATED: June 8, 2004

By: Janet Lisak
Janet Lisak, Property Manager

Janet Lisak, being first duly sworn, on oath deposed and says, that she is the Property Manager for Cityview Condominium Association, an Illinois not-for-profit Corporation and an Illinois Condominium, the above named Claimant, that she has the authority to make this affidavit on behalf of Claimant, that she has read the foregoing Claim for Lien and that she knows the contents thereof and that all the statement therein contained are true.

Janet Lisak
Janet Lisak, Property Manager
Cityview Condominium Association

SUBSCRIBED AND SWORN to
before me this 8th day
of June, 2004

Teri Sue Holewa
Notary Public



UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1: UNIT 417-S IN CITYVIEW CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOTS 1 AND 2 IN BLOCK 7 IN CITY FRONT PLACE CENTER RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'E' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 978804544 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, USE AND ENJOYMENT UPON THE PROPERTY AS DEFINED, DESCRIBED AND DECLARED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED OCTOBER 28, 1997 AS DOCUMENT NUMBER 97804543. COMMONLY KNOWN AS 440 NORTH MCCLURG COURT #417S, CHICAGO, ILLINOIS 60611.

P.I.N. 17-10-219-027-1054

Commonly known as 440 N. McClurg Court
Unit 417S
Chicago, Illinois

#897331v1<CHICAGO> -mcfadden lien