

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )



Doc#: 0513916121  
Eugene "Gene" Moore Fee: \$28.50  
Cook County Recorder of Deeds  
Date: 05/19/2005 10:19 AM Pg: 1 of 3

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

For Use By Recorder's Office Only

Colonial Homeowners Association, an Illinois not-  
for-profit corporation, )  
 )  
 )  
Claimant, )  
 )  
v. )  
 )  
Pradyuman C. Shah and Jagdish Patel, )  
 )  
 )  
Debtors. )

Claim for lien in the amount of  
\$2,758.22, plus costs and  
attorney's fees

Colonial Homeowners Association, an Illinois not-for-profit corporation, hereby files a Claim for Lien against Pradyuman C. Shah and Jagdish Patel Patel of the County of Cook, Illinois, and states as follows:

As of May 5, 2005, the said debtors were the owners of the following land, to wit:

SEE ATTACHED LEGAL DESCRIPTION

and commonly known as 842 Colonial Drive, Unit F, Wheeling, IL 60090.

PERMANENT INDEX NO. 03-03-301-141

That said property is subject to a Declaration of Covenants recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 18350423. Said Declaration provides for the creation of a lien for the annual assessment or charges of the Colonial Homeowners Association and the special assessment for capital improvements, together with interest, costs and reasonable attorney's fees necessary for said collection.

That as of the date hereof, the assessment due, unpaid and owing to the claimant on account, after allowing all credits with interest, costs and attorneys fees, the claimant claims a lien on

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said land in the sum of \$2,758.22, which sum will increase with the levy of future assessments, costs and fees of collection, all of which must be satisfied prior to any release of this lien.

Colonial Homeowners Association

By: *[Signature]*  
One of its Attorneys

STATE OF ILLINOIS            )  
  ) ss.  
COUNTY OF COOK            )

The undersigned, being first duly sworn on oath deposes and says he is the attorney for Colonial Homeowners Association, an Illinois not-for-profit corporation, the above named claimant, that he has read the foregoing Claim for Lien, knows the contents thereof, and that all statements therein contained are true to the best of his knowledge.

*[Signature]*

SUBSCRIBED and SWORN to before me  
this 5<sup>th</sup> day of May, 2005.

*[Signature]*  
Notary Public

OFFICIAL SEAL  
Cook County Clerk's Office

**MAIL TO:**

This instrument prepared by:  
Kovitz Shifrin Nesbit  
750 Lake Cook Road, Suite 350  
Buffalo Grove, IL 60089-2073  
847.537.0983

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28/130

87547932

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### TRUSTEE'S DEED

Form 3897

Joint Tenancy

The above space for recorder use only

THIS INDENTURE, made this 22nd day of September, 1987, between AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a corporation duly organized and existing as a national banking association under the laws of the United States of America, and duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said national banking association in pursuance of a certain Trust Agreement, dated the 19th day of September, 1984, and known as Trust Number 62265 party of the first part, and Pradyuman C. Shah and Jagdish Patel, 713 Juneway Avenue, Deerfield, Illinois, 60015, parties of the second part.

WITNESSETH that said party of the first part, in consideration of the sum of \$10.00 Ten and no/100 Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, not in tenancy in common, but in joint tenancy, the following described real estate, situated in Cook County, Illinois, to-wit:

PARCEL 842-F: THAT PART OF LOT 12 LYING NORTHERLY OF A LINE DRAWN AT RIGHT ANGLES TO THE WESTERLY LINE, FROM A POINT ON SAID WESTERLY LINE 47.68 FEET NORTHERLY OF THE SOUTHWESTERLY CORNER THEREOF, IN COLONIAL HILLS, BEING A RESUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THEREFROM THE SOUTHERLY 80.0 FEET THEREOF AND EXCEPTING THE EASTERLY 60.0 FEET, AS MEASURED ALONG THE NORTHERLY LINE, OF THE NORTHERLY 30.0 FEET, AS MEASURED ALONG THE EASTERLY LINE THEREOF) IN COOK COUNTY, ILLINOIS.

PARCEL 842-FP: THE WESTERLY 10.0 FEET OF THE EASTERLY 60.0 FEET, AS MEASURED ALONG THE NORTHERLY LINE, OF THE NORTHERLY 30.0 FEET, AS MEASURED ALONG THE EASTERLY LINE OF LOT 12 IN COLONIAL HILLS, AFORESAID, IN COOK COUNTY, ILLINOIS.

EASEMENTS FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCELS 1 AND 2 AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED DECEMBER 8, 1961, AS DOCUMENT 19450423 MADE BY LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 19, 1961 AND KNOWN AS TRUST NUMBER 28093.

SUBJECT TO: General taxes for 1986, 1987 and subsequent years; special taxes or assessments for improvements not yet completed; building lines and building and liquor restrictions of record; zoning and building laws and ordinances; public utility easements; public roads and highways; easements for private roads; private easements, covenants and restrictions of record as to use and occupancy; party wall rights and agreements.

P.I.N. 03-03-301-141-0000 *f D D* 87547932

PROPERTY ADDRESS: 842-F Colonial  
Wheeling, IL 60090 *ln*

REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
26.50

American National Bank and Trust Company  
33 NORTH LA SALLE STREET  
CHICAGO 9090  
OFFICIAL SEAL  
Notary Public, State of Illinois  
My Commission Expires 8/27/90  
Karen E. Burns  
SEP 23 1987

DELIVERY INSTRUCTIONS  
NAME: ROGER S. MATELSKI  
STREET: 950 MILWAUKEE AVE  
CITY: Glenview IL 60025  
OR  
RECORDED OFFICE BOX NUMBER: 1200  
MATT  
FOR INFORMATION ONLY: INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE: 842-F Colonial  
Wheeling, Illinois 60090

Office