

# UNOFFICIAL COPY

This instrument was prepared  
by and after recording return to:

Michael T. Franz  
Freeborn & Peters LLP  
311 South Wacker Drive  
Suite 3000  
Chicago, Illinois 60606



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Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 09/15/2005 12:32 PM Pg: 1 of 3

## NOTICE OF LIEN FOR UNPAID COMMON CHARGES

To: The Recording Officer of Cook County, Illinois; Frank Nocita; and whom else it may concern:

Please take notice that The Kinzie Park Tower Condominium Association, an Illinois not-for-profit corporation, the undersigned Lienor, has and claims a lien for unpaid common elements charges pursuant to 765 Illinois Compiled Statutes 605/9, and pursuant to Article VI, Section 7 of the Bylaws of the Association, as follows:

1. The name of the lienor is the Kinzie Park Tower Condominium Association, acting on behalf of all unit owners of Kinzie Park Tower, a condominium association pursuant to a Declaration of Condominium, called the declaration and recorded in the Recorder's Office of Cook County, Illinois as Document Number 00980340.
2. The name of the owner of the real property described below, against whose interest the lienor claims a lien, is Frank Nocita
3. The property subject to the lien claimed is Permanent Tax Number 17-09-112-107-1176, commonly known as Unit 2907 in The Kinzie Park Tower, 501 North Clinton Street, Chicago, Illinois, a condominium as delineated on Plat of Survey of the following described parcel of real estate:

Lot 22 in Kinzie Park Subdivision, being a Re-subdivision of lots, blocks and vacated streets and alleys in Wabansia in the East ½ of the northwest ¼ of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, according to the Plat thereof recorded July 27, 1999, as document number 99712460, in the City of Chicago, Cook County, Illinois.
4. As provided in the declaration, the owner of Unit 2907 is liable for a proportionate share of the common expenses of the condominium.
5. As provided in the declaration, and in the bylaws, amounts assessed as common expenses remaining unpaid constitute a lien against the units with respect to which the assessment was made.

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6. As recited in the deed to the units, accepted by Frank Nocita as grantee, the units are 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 common expenses stated above must be paid by the units' owner.
7. Common charges, court costs and attorneys fees, in the total amount of \$4,386.08 are and remain due and owing with respect to the units, which bears interest at the statutory rate of ten percent (10%) per annum.
8. Pursuant to the bylaws of the condominium, upon default all other monthly payments due for the calendar year in which such default occurs shall accelerate and become immediately due and payable. \$1,440.81 remains due and owing for common charges from October through December 2005.

The undersigned, acting on behalf of all unit owners of the Kinzie Park Tower Condominium Association, claims a lien on Unit 2907 for the amount of \$5,826.89, plus additional costs, fines, attorneys fees and interest until all amounts for unpaid common charges and accrued interest are paid.

Date: September 14, 2005

The Kinzie Park Tower Condominium Association,

By: \_\_\_\_\_

*Michael J. Franz*  
 One of Its Attorneys

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STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF COOK        )

I, Marianne Petritis, a notary public in and for said County, in the State aforesaid, do hereby certify that Michael T. Franz, is personally known to me to be an attorney for The Kinzie Park Tower Condominium Association, an Illinois not-for-profit corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that, he signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 14<sup>th</sup> day of September, 2005.

*Marianne C. Petritis*  
\_\_\_\_\_  
Notary Public  
Commission expires: 12/05/06

