# UNOFFICIAL COPY

STATE OF ILLINOIS	)
	) ss.
COUNTY OF COOK	)

Doc#: 0527615069 Fee: \$28.50 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds Date: 10/03/2005 11:34 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

Evergreen Court Condominium Association, an	)
Illinois not-for-profit corporation,	)
Claimant,	) ) Claim for lien in the amount of
v. Or	) \$1,723.62, plus costs and ) attorney's fees
Irena Wieczorek,	)
Debtor.	, )

Evergreen Court Condominium Association, an Illinois not-for-profit corporation, hereby files a Claim for Lien against Irena Wieczorek of the County of Cook, Illinois, and states as follows:

As of September 13, 2005, the said debtor was the owner of the following land, to wit:

### SEE ATTACHED LEGAL DESCRIPTION

and commonly known as 2226 S. Goebbert Road, #265, Arlington Heights, IL 60005.

PERMANENT INDEX NO. 08-15-103-034-1157

That said property is subject to a Declaration of Condominium recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 95665867. Said Declaration provides for the creation of a lien for the annual assessment or charges of the Evergreen Court Condominium 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 \$1,723.62, 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.

Evergreep Court Condominium Association

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 Evergreen Court Condominium. 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.

SUBSCRIBED and SWORN to before me

this 13th day of September, 2005.

Constance C. Dearly Notary Public OFFICIAL SEAL
CONSTANCE C. SCANLON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 6-23-2008

### MAIL TO:

This instrument prepared by: Kovitz Shifrin Nesbit 750 Lake Cook Road, Suite 350 Buffalo Grove, IL 60089-20

847,537,0983

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#### **EXHIBIT "A"**

### PARCEL 1:

UNIT NUMBER 2226-265 IN THE EVERGREEN COURT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 2 IN EVERGREEN COURT APARTMENTS SUBDIVISION, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AUCUST 5, 1994 AS DOCUMENT NUMBER 94699814 AND TO FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 95355676 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

#### PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS BY VEHICULAR AND PEDESTRIAN TRAFFIC OVER, UPON AND ALONG THE DRIVEWAYS, ROADS, STREETS AND SIDEWALKS, AND A NON-EXCLUSIVE EASEMENT FOR USE AND ENJOYMENT OVER THE RECREATIONAL PARCEL, ALL AS DESCRIPED AND LOCATED IN THE DECLARATION AND GRANT OF EASEMENT, RECORDED AUGUST 5, 1994 AS DOCUMENT 94699813.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID FROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

This Deed is subject to all rights, easements, covenants, conditions, rescrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

THE TENANT OF UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL

SUBJECT TO: (a) covenants, conditions, and restrictions of record; (b) terms, provisions covenants, and conditions of the Declaration of Covenants, Conditions, Restrictions and Easements for Evergreen Court Condominium Association and all amendments, if any, thereis: (c) private, public, and utility easements, including any easements established by or implied from the Declarations or amendments thereto, if any, and roads and highways, if any; (d) party wall rights and agreements, if any; (e) limitations and conditions imposed by the Condominium Property Act ("Act") and Article XV, Section 23-1501, et seq. of the Arlington Heights Village Code ("Code"); (f) special taxes or assessments for improvements not yet completed; (g) any unconfirmed special tax or assessment; (h) installments not due at the date hereof for any special tax or assessment for improvements heretofore completed; (i) mortgage or trust deed specified below, if any; (j) general taxes for the second installment of 1994 and subsequent years; (k) installments due after the date of closing of assessments established pursuant to the Declarations; (i) existing tenant lease and existing laundry lease; (m) applicable zoning and building laws and ordinances and other ordinances of record; (n) encroachments, if any; (o) acts done or suffered by purchaser or anyone claiming by, through or under purchaser; (p) leases and licenses affecting the common elements; and (q) building lines and restrictions.

P.I.N. 08-15-103-005-0000