

UNOFFICIAL COPY



STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

Doc#: 0534106005 Fee: \$28.50
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 12/07/2005 08:21 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

North Pointe Condominium Association, an
Illinois not-for-profit corporation,

Claimant,

v.

John D. Fitzgerald and John J. Fitzgerald,

Debtors.

)
)
)
)
) Claim for lien in the amount of
) \$1,899.83, plus costs and
) attorney's fees
)
)
)

North Pointe Condominium Association, an Illinois not-for-profit corporation, hereby files a Claim for Lien against John D. Fitzgerald and John J. Fitzgerald of the County of Cook, Illinois, and states as follows:

As of November 21, 2005, the said debtors were the owners of the following land, to wit:

SEE ATTACHED LEGAL DESCRIPTION

and commonly known as 2555 Gross Pointe Road, #101, Evanston, IL 60201.

PERMANENT INDEX NO. 10-10-201-077-1021

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. 91025791. Said Declaration provides for the creation of a lien for the annual assessment or charges of the North Pointe 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

Handwritten signature/initials

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said land in the sum of \$1,899.83, 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.

North Pointe Condominium Association

By: *Edward Jagust*
One of its Attorneys

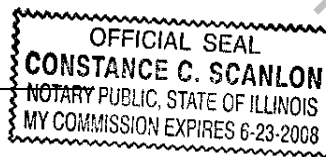
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

The undersigned, being first duly sworn on oath deposes and says he is the attorney for North Pointe 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.

Edward Jagust

SUBSCRIBED and SWORN to before me
this 21st day of November, 2005.

Constance C. Scanlon
Notary Public



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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**WARRANTY DEED
STATUTORY (ILLINOIS)**



Doc#: 0329329241
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 10/20/2003 02:30 PM Pg: 1 of 3

①
408845

(THE ABOVE SPACE RESERVED FOR THE RECORDER OF DEEDS)

FM408845

The **GRANTOR**, **SUSAN J. SHEEHAN**, divorced and not since remarried, of the County of Cook State of Illinois, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid, convey and warrant to **GRANTEE**:

JOHN D. FITZGERALD and JOHN J. FITZGERALD, as Joint Tenants

The following described real estate:

UNIT 101 IN THE NORTH POINTE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

A PART OF LOT 1 IN OPTIMA CONSOLIDATION IN FRACTIONAL SECTION 10, TOWNSHIP 4 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM AND RECORDED ON OCTOBER 25, 1990 AS DOCUMENT NUMBER 90521902 AND AMENDED AS DOCUMENT 91025791 AND AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY ILLINOIS.

Permanent Real Estate Tax Index Numbers: **10-10-201-077-1021**

Property Commonly Known As: **2555 Gross Point Road, #101, Evanston, Illinois 60201**

TICOR TITLE INSURANCE

- Subject To
- (a) general real estate taxes not due and payable at the time of closing,
 - (b) the Condominium Property Act,
 - (c) the Declaration and the Condominium Documents,
 - (d) applicable zoning and building laws and ordinances,
 - (e) covenants, conditions, restrictions, encroachments and easements of record non of which shall in any way affect the use and occupancy of the Purchased Unit,
 - (f) acts done or suffered by Grantee or anyone claiming through Grantee,
 - (g) utility easements, whether recorded or unrecorded,
 - (h) liens and other matters of title over which the Title Insurer is willing to insure over at no cost to the Purchaser

TO HAVE AND TO HOLD THE SAME UNTO THE Grantee as aforesaid and to the proper use and benefit of Grantee forever including the release and waiver of homestead.