

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )



Doc#: 0534216079 Fee: \$28.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/08/2005 09:58 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

Film Exchange Lofts Condominium Association, )  
an Illinois not-for-profit corporation, )  
 )  
Claimant, )  
 )  
v. )  
 )  
Steven and Edward Raczowski, )  
 )  
Debtors. )

Claim for lien in the amount of  
\$2,712.87, plus costs and  
attorney's fees

Film Exchange Lofts Condominium Association, an Illinois not-for-profit corporation, hereby files a Claim for Lien against Steven and Edward Raczowski 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 1307 S. Wabash, #303, Chicago, IL 60605.

PERMANENT INDEX NO. 17-22-104-032-1014

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. 00196242. Said Declaration provides for the creation of a lien for the annual assessment or charges of the Film Exchange Lofts 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 \$2,712.87, 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.

Film Exchange Lofts Condominium Association

By: *Ronald Bagust*  
One of its Attorneys

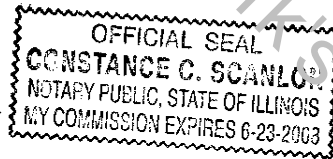
STATE OF ILLINOIS            )  
  ) ss.  
COUNTY OF COOK            )

The undersigned, being first duly sworn on oath deposes and says he is the attorney for Film Exchange Lofts 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.

*Ronald Bagust*

SUBSCRIBED and SWORN to before me  
this 21<sup>st</sup> 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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**PREPARED BY:**

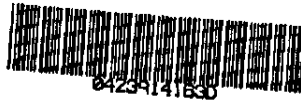
Christopher J. Stasko  
20 S. Clark St. Suite 500  
Chicago, IL 60603

**MAIL TAX BILL TO:**

Steven Raczkowski  
1307 S. Wabash, Unit 303  
Chicago, IL 60605

**MAIL RECORDED DEED TO:**

TOM Murphy  
10540 S. Western  
Suite 247  
CHICAGO IL 60643



Doc#: 0423914183  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 08/26/2004 10:39 AM Pg: 1 of 2

## JOINT TENANCY WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), Craig A. Carter and Jennie R. Reese, husband and wife, of the City of Chicago, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Steven Raczkowski a unmarried man and Edward M. Raczkowski a divorced man not since remarried, of 2211 N. Bissell Apt 1., Chicago, IL 60614, not as Tenants in Common but as Joint Tenants, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

Unit 303 in Film Exchange Lofts Condominium Association as delineated on the Survey of certain Lots of parts thereof in Lunt & Hamlin's Subdivision, being a Subdivision located in Section 2, Township 39 North, Range 14, East of the Third Principal Meridian, which Survey is attached as Exhibit "A" to the Declaration of Condominium Ownership recorded March 20, 2000, as Document 00196242 in Cook County, Illinois, together with an undivided percentage interest in the common elements appurtenant to said Unit, as set forth in said Declaration, in Cook County, Illinois.

Permanent Index Number(s): 17-22-104-032-1014  
Property Address: 1307 S. Wabash, Unit 303, Chicago, IL 60605

Subject, however, to the general taxes for the year of 2003 and thereafter, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

TO HAVE AND TO HOLD said premises not in TENANCY IN COMMON but in JOINT TENANCY forever.

Dated this 28<sup>th</sup> Day of July 20 04

*Craig A. Carter*  
\_\_\_\_\_  
Craig A. Carter  
*Jennie R. Reese*  
\_\_\_\_\_  
Jennie R. Reese

ATGF, INC. )  
STATE OF Illinois )  
COUNTY OF Cook ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Craig A. Carter and Jennie R. Reese, husband and wife, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

*2129*