

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF C O O K)



Doc#: 0536127016 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/27/2005 10:08 AM Pg: 1 of 3

P.I.N. 17-17-220-016-1028

NOTICE OF LIEN

KNOW ALL MEN BY THESE PRESENTS, that Beacon Lofts Condominium Association, an Illinois not-for-profit corporation, has and claims a lien pursuant to 765 ILCS 605/9, against David Higgins, upon the property described on the attached legal description and commonly known as **203 S. Sangamon, Unit 216, Chicago, Illinois 60607.**

The property is subject to a Declaration establishing a plan for condominium ownership of the premises commonly described as Beacon Lofts Condominium Association, recorded with the Recorder of Deeds of Cook County, Illinois. The Declaration and Section 9(g) of the Illinois Condominium Property Act provide for a creation of a lien for unpaid common expenses or the amount of any unpaid fine or charges imposed pursuant to the Declaration, together with interest, late charges, costs, and reasonable attorneys' fees necessary for collection. The balance due to the Association for said amounts, unpaid and owing pursuant to the aforesaid Declaration and law, after allowing all credits, is the sum of

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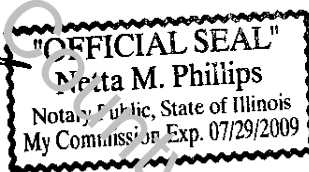
\$4,582.40 through December 5, 2005. Each monthly assessment and late charge thereafter are in the sum of \$357.89 and \$25.00 per month, respectively, or such other assessments and charges which may be determined by the Board of Directors. Said assessments, together with interest, late charges, costs and reasonable attorneys' fees constitute a lien on the aforesaid real estate.

BEACON LOFTS CONDOMINIUM
ASSOCIATION,
an Illinois not-for-profit corporation

By: Neha Parikh
Attorney for the Board of Directors,
Beacon Lofts Condominium Association

Subscribed and Sworn to before me this
23rd day of December, 2005.

Nelda M. Phillips
NOTARY PUBLIC



PREPARED BY AND RETURN TO:

Neha A. Parikh
LEVENFELD PEARLSTEIN, LLC
Attorneys for Beacon Lofts Condominium Association
2 North LaSalle Street, Suite 1300
Chicago, Illinois 60602

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Legal Description

UNIT 216 IN BEACON LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PREMISES:

LOT 4 IN BLOCK 13 AND SUBLOTS 2 AND 3 IN ASSESSOR'S DIVISION OF ORIGINAL LOTS 2 AND 3 IN SAID BLOCK 13, ALL IN DUNCAN'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND

THE NORTH ½ OF LOT 12 AND ALL OF LOTS 13 TO 16 IN BLOCK 13 IN DUNCAN'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 23, 1998 AS DOCUMENT NUMBER 08169455, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.