

STATE OF ILLINOIS

COUNTY OF COOK

UNOFFICIAL COPY

) ss.



0613610001

IN THE OFFICE OF THE  
RECORDER OF  
OF DEEDS OF COOK  
COUNTY, ILLINOIS

Doc#: 0613610001 Fee: \$28.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/16/2006 08:30 AM Pg: 1 of 3

For Use By Recorder's Office Only

La Legenda Condominium Association, an Illinois  
not-for-profit corporation,

Claimant,

v.

Titans Realty Group, LLC,

Debtors.

)  
)  
)  
)  
) Claim for lien in the amount of  
) \$13,450.19, plus costs and  
) attorney's fees  
)  
)  
)

La Legenda Condominium Association, an Illinois not-for-profit corporation, hereby files a  
Claim for Lien against Titans Realty Group, LLC of the County of Cook, Illinois, and states as  
follows:

As of April 20, 2006, the said Debtors were the Owners of the following land, to wit:

**SEE ATTACHED LEGAL DESCRIPTION**

and commonly known as 1334-1S W. Estes Avenue, Chicago, IL 60626,  
PERMANENT INDEX NO. 11-32-102-016-1007

and commonly known as 1334-2S W. Estes Avenue, Chicago, IL 60626,  
PERMANENT INDEX NO. 11-32-102-016-1008

and commonly known as 1336-2S W. Estes Avenue, Chicago, IL 60626,  
PERMANENT INDEX NO. 11-32-102-016-1014

and commonly known as 1338-1S W. Estes Avenue, Chicago, IL 60626,  
PERMANENT INDEX NO. 11-32-102-016-1028

and commonly known as 1340-1N W. Estes Avenue, Chicago, IL 60626,  
PERMANENT INDEX NO. 11-32-102-016-1037

and commonly known as 1340-2N W. Estes Avenue, Chicago, IL 60626,  
PERMANENT INDEX NO. 11-32-102-016-1038

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. 0423231011. Said Declaration

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provides for the creation of a lien for the annual assessment or charges of the La Legenda 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 said land in the sum of \$13,450.19, 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.

La Legenda Condominium Association

By:   
One of its Attorneys

STATE OF ILLINOIS

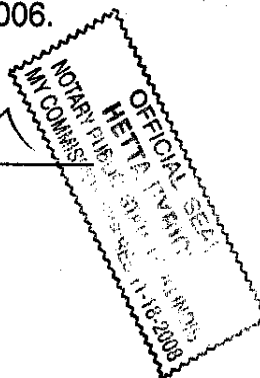
COUNTY OF COOK

The undersigned, being first duly sworn on oath deposes and says he is the attorney for La Legenda 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 20 day of April, 2006.

  
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

## UNOFFICIAL COPY

After Recording Mail to:

M. J. HINCHTIC  
6321 N AVALON  
CHICAGO, IL 60631

Doc#: 0633649011 Fee: \$28.00  
 Eugene "Gene" Moore RHSP Fee: \$10.00  
 Cook County Recorder of Deeds  
 Date: 12/02/2005 12:14 PM Pg: 1 of 3

Send Subsequent Tax Bills to:

Same

THE ABOVE SPACE FOR RECORDER'S USE ONLY

## SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, That the Grantor, 1340 WEST ESTES COMPANY L.L.C., an Illinois limited liability company, duly organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State where the following described real estate is located, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to authority given by the Manager of said limited liability company, hereby GRANTS, BARGAINS, SELLS, and CONVEYS to THE TITANS REALTY GROUP, LLC, an Illinois Limited Liability Company ("Grantee"), not as Joint Tenants and not as Tenants in Common, but as Tenants by the Entirety, the following described real estate, to-wit:

UNIT 1334-1S, 1334-2S, 1334-1N, 1336-2S, 1338-1N, 1338-1S, 1340-1N and 1340-2N, IN THE LA LEGENDA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND: THE EAST 25 FEET OF LOT 12 AND ALL OF LOT 11 AND THE WEST 34 FEET OF LOT 10 IN WILLIAM M. DEVINE'S 3<sup>RD</sup> BIRCHWOOD BEACH SUBDIVISION IN BLOCK 1 IN THE CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE NORTHEAST FRACTIONAL 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0423231011, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NUMBER: 11-32-102-008-0000

ADDRESS: 1332-40 WEST ESTES, CHICAGO, ILLINOIS 60623

The tenant has waived or failed to exercise the right of first refusal.

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 property 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, restrictions and reservations