

# UNOFFICIAL COPY



Doc#: 0616722018 Fee: \$28.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/16/2006 01:21 PM Pg: 1 of 3

This instrument was prepared  
by and after recording return to:

Michael T. Franz  
Freeborn & Peters LLP  
311 South Wacker Drive  
Suite 3000  
Chicago, Illinois 60606

## NOTICE OF LIEN FOR UNPAID COMMON CHARGES

To: The Recording Officer of Cook County, Illinois; Josephine S. Lee; and whom else  
it may concern:

Take notice that The Metropolitan Condominium Association, an Illinois not-for-profit corporation, the undersigned Lienor, has and claims a lien for unpaid common elements charges pursuant to 765 Illinois Compiled Statutes 605/9, and pursuant to Article VI, Section 7 of the Bylaws of the Association, as follows:

1. The name of the lienor is The Metropolitan Condominium Association, acting on behalf of all unit owners of The Metropolitan, a condominium association pursuant to a Declaration of Condominium, called the declaration and recorded in the Recorder's Office of Cook County, Illinois on November 15, 1999.
2. The name of the owner of the real property described below, against whose interest the lienor claims a lien, is Josephine S. Lee
3. The property subject to the lien claimed are Permanent Tax Numbers 14-08-209-022-1161 and 14-08-209-022-1445, commonly known as Units 1707 and E22 in The Metropolitan, 5320 N. Sheridan Road, Chicago, Illinois, a condominium as delineated on Plat of Survey of the following described parcel of real estate:

Lots 3 to 9, inclusive, in block 7 in John Lewis Cochran's subdivision of the west  $\frac{1}{2}$  of the northwest  $\frac{1}{4}$  of Section 8, Township 40 north, Range 14 east of the third principal meridian, in Cook County, Illinois (excluding additional land).

4. As provided in the declaration, the owner of the units is liable for a proportionate share of the common expenses of the condominium equal to .3244% and .0389% of the total amount of the common expenses.
5. As provided in the declaration, and in the bylaws, amounts assessed as common expenses remaining unpaid constitute a lien against the units with respect to which the assessment was made.

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6. As recited in the deed to the units, accepted by Josephine S. Lee as grantee, the units are held subject to all the terms and conditions contained in the declaration and bylaws of the condominium, including the condition that the proportionate share of common expenses stated above must be paid by the units' owner.
7. Pursuant to the bylaws of the condominium, upon default all other monthly payments due for the calendar year in which such default occurs shall accelerate and become immediately due and payable.
8. Common charges in the total amount of \$1,351.58 are and remain due and owing with respect to the units, which bears interest at the statutory rate of ten percent (10%) per annum.

The undersigned, acting on behalf of all unit owners of The Metropolitan, claims a lien on Units 1707 and E22 for the amount of \$1,351.58, plus additional assessments, costs, fines, attorneys fees, and interest until all amounts for unpaid common charges and accrued interest are paid.

Date: June 16, 2006

The Metropolitan Condominium Association,

By: 

One of Its Attorneys

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STATE OF ILLINOIS     )  
   ) SS.  
 COUNTY OF COOK        )

I, Maryanne Petritis, a notary public in and for said County, in the State aforesaid, do hereby certify that Michael T. Franz, is personally known to me as an attorney for The Metropolitan Condominium Association, an Illinois not-for-profit corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that, he signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 16<sup>th</sup> day of June, 2006.

*Maryanne C. Petritis*

Notary Public

Commission expires: 12/05/06

