

UNOFFICIAL COPY



0632926167

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

Doc#: 0632926167 Fee: \$28.50
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 11/27/2006 01:11 PM Pg: 1 of 3

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

For Use By Recorder's Office Only

Parkside Square Condominium Association, an)
Illinois not-for-profit corporation,)
)
Claimant,)
)
v.)
)
Dimitre M. Chopov,)
)
Debtor.)

Claim for lien in the amount of
\$2,284.89, plus costs and
attorney's fees

Parkside Square Condominium Association, an Illinois not-for-profit corporation, hereby files a Claim for Lien against Dimitre M. Chopov of the County of Cook, Illinois, and states as follows:

As of October 16, 2006, the said Debtor was the Owner of the following land, to wit:

SEE ATTACHED LEGAL DESCRIPTION

and commonly known as 5511 N. Chester #31& Parking Space P-37, Chicago, IL 60680.

PERMANENT INDEX NO. 12-11-122-012-1031

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. 0010780629. Said Declaration provides for the creation of a lien for the annual assessment or charges of the Parkside Square 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

UNOFFICIAL COPY

PARCEL 1:
UNIT (S) 31 IN THE PARKSIDE SQUARE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING TRACT OF LAND : LOT 2 IN SECOND ADDITION TO SZCZESNY'S SUBDIVISION OF PART OF THE EAST ½ OF THE SOUTH ½ OF THE NORTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 11, TOWNSHIP 40, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 23, 2001 AS DOCUMENT 0010780629, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:
THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-31, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID, AS AMENDED FROM TIME TO TIME, RECORDED AS DOCUMENT NUMBER 10780629.

ALSO:

RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE AFOREMENTIONED DECLARATION AS AMENDED AND THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

SUBJECT TO THE FOLLOWING, IF ANY:

GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; SPECIAL ASSESSMENTS CONFIRMED AFTER THE AGREEMENT DATE; BUILDING LINE AND USE AND OCCUPANCY COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD; ZONING LAWS AND ORDINANCES; EASEMENTS FOR PUBLIC UTILITIES; DRAINAGE DITCHES, LATERALS AND DRAIN TILES; PARTY WALLS AND PARTY WALL RIGHTS, IF APPLICABLE; AND, LIMITATION ESTABLISHED BY THE ILLINOIS CONDOMINIUM ACT OR COVENANTS OF A HOMEOWNER'S ASSOCIATION, IF APPLICABLE