

Doc#: 0721960075 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/07/2007 12:47 PM Pg: 1 of 3

NOTICE OF LIEN

NOTICE IS HEREBY GIVEN that

4720 S. King Drive Condominium Association, an Illinois not-for-profit corporation, has and hereby claims a lien, pursuant to 765 ILCS 605/9 (Condominium Property Act) against KEITH HEYWARD of Cook County Illinois, upon the property commonly known as 4720 S. King Drive, Unit #2W, Chicago, Illinois 60615, PIN 20-10-105-022-1004 (the "Unit"), which is legally described on Exhibit A attached hereto and expressly made a part hereof.

The Unit is subject to a Declaration of Condominium Ownership and By-laws, Easements, Restrictions and Covenants dated September 27, 2004 and recorded with the Cook County Recorder of Deeds as Document No. 0427144109 (the "Declaration").

Pursuant to 765 ILCS 605/9 and Section 7 of Article IX of the Declaration, a continuing lien exists on the above-described Unit for the amount of all monthly assessments or charges and special assessments imposed thereunder, together with interest, costs and reasonable attorneys' fees incurred enforcing the covenants of the Declaration, rules and regulations of the board of managers, applicable statutes and ordinances and costs of collection and foreclosure of said lien. To date, the unpaid monthly assessments due, unpaid and owing from Keith Heyward, is the sum of \$1,054.08, plus attorneys' fees and recording fees.

Pursuant to 765 ILCS 605/9, Section 1 of Article V of the Declaration and Section 7 of Article IX of the Declaration, a continuing lien exists on the above-described Unit for the amount of expenses incurred as a direct result of Keith Heyward's neglect of the Unit, and his failure to make payment after demand for payment thereof, and amounts totaling \$4,648.00 remaining unpaid; and that by virtue of the above-mentioned statute and Declaration, the amount of such charges are a lien in favor of the 4720 S. King Drive Condominium Association upon the Unit.

As of the date hereof, the **TOTAL BALANCE** of assessments and expenses due, unpaid and owing from Keith Heyward pursuant to statute and the Declaration, after applying all credits due, is the sum of **\$5,702.08** (\$1,054.08 assessments + \$4648.00 expenses), plus attorneys' fees and recording fees. Assessment fees accrue at the rate of \$244.77 per month on the first of every month, plus late fees. The aforesaid past due and future due assessments and expenses, together with interest thereon, reasonable attorneys' fees, recording fees, and costs of collection and enforcement of this lien, constitute a lien on the above-described Unit.


Jeremiah Klinger, Treasurer, 4720 S.
King Drive Condominium Association

**THIS INSTRUMENT PREPARED
BY, AND WHEN RECORDED RETURN TO:**
Diana H. Psarras, Esq.
Robbins, Salomon & Patt, Ltd.
25 E. Washington, Suite 1000
Chicago, IL 60602
Telephone: 312-782-9000

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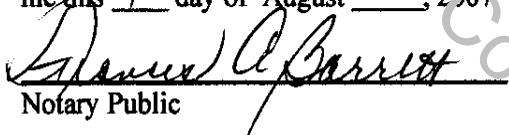
STATE OF ILLINOIS)
COUNTY OF COOK)

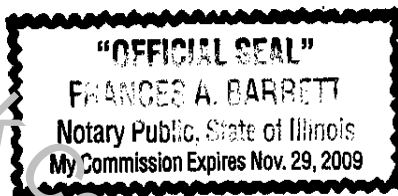
I, Jeremiah Klinger, as Treasurer of the 4720 S. King Drive Condominium Association, being duly sworn, on oath state that I am the duly authorized agent of 4720 S. King Drive Condominium Association, that I am empowered to execute the foregoing Notice of Lien on behalf of 4720 S. King Drive Condominium Association, and that I have read the foregoing Notice of Lien and know the contents thereof, and that the statements contained therein are true.



Jeremiah Klinger, Treasurer, 4720 S.
King Drive Condominium Association

SUBSCRIBED AND SWORN to before
me this 7th day of August, 2007


Notary Public



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EXHIBIT A

LEGAL DESCRIPTION

Parcel #1

Unit 2W in the 4720 S. King Drive Condominium, as delineated on a survey; Lot 5 in Subdivision of the East 315 Feet of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 10, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached to the Declaration of Condominium, Recorded as Document 0427144109, together with an undivided percentage interest in the common elements.

Parcel #2

The Exclusive Right to use Parking Space G-3 and Storage Space S-3, Limited Common Elements and delineated on Survey attached aforesaid, Recorded as Document 0427144109.

In Cook County, Illinois.

PIN: 20-10-105-022-1004

Commonly known as: 4720 S. King Drive, #2W, Chicago, IL 60615