



Doc#: 0803815001 Fee: \$28.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/07/2008 09:06 AM Pg: 1 of 3

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

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

For Use By Recorder's Office Only

Emerson Point Townhome Association, an Illinois)
not-for-profit corporation,)
)
Claimant,)
)
v.)
)
David Brown,)
)
Debtor.)

Claim for lien in the amount of
\$1,690.46, plus costs and
attorney's fees

Emerson Point Townhome Association, an Illinois not-for-profit corporation, hereby files a Claim for Lien against David Brown of the County of Cook, Illinois, and states as follows:

As of November 30, 2007, the said Debtor was the Owner of the following land, to wit:

SEE ATTACHED LEGAL DESCRIPTION

and commonly known as 7244 N. Damen Avenue, Chicago, IL 60645.

PERMANENT INDEX NO. 11-30-323-092-0000

That said property is subject to a Declaration recorded in the office of the Recorder of Deeds of Cook County, Illinois. Said Declaration provides for the creation of a lien for the annual assessment or charges of the Emerson Point Townhome 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

Handwritten initials/signature

UNOFFICIAL COPY**PARCEL 1: (7244 N. DAMEN)**

THAT PART OF LOTS 1, 2, 3 AND 4, TAKEN AS A TRACT, IN BLOCK 12 IN CONGDON'S RIDGE ADDITION TO RODGER PARK IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 41 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE THEREOF 33.51 TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID EAST LINE 27.80 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 19 SECONDS WEST 33.92 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 27.80 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 19 SECONDS EAST 33.92 FEET; TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 20628621.

Subject to: (a) general real estate taxes not yet due any payable at the time of closing; (b) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable; (c) all rights, easements, restrictions, conditions and reservations of record and contained in the Declaration; (d) easements, restrictions, conditions, building set-back lines and reservations of record; (e) the Plat; (f) the Declaration, the By-Laws and all other townhouse documents and all amendments and exhibits thereto; (g) applicable zoning and building laws and building lines restrictions and ordinances; (h) encroachments and other matters affecting title to the Property, the Common Area or the Premises; (i) unrecorded public utility easements, if any; (j) party of the second part's mortgage, if any; (k) streets and highways, if any; (l) acts done or suffered by or judgments against party of the second part, or anyone claiming under party of the second part; and (m) liens and other matters of title over which Chicago Title Insurance Company, is willing to insure without cost to party of the second part.

Party of the first part also hereby grants to the party of the second part, his/her/their successors and assigns, all 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, aforesaid, and the party of the first part 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 contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Common Address: 7244 N. Damen Ave.
Chicago, Illinois 60645

Permanent Index Numbers: 11-30-323-092-0000