

# UNOFFICIAL COPY



Doc#: 0815718053 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/05/2008 12:29 PM Pg: 1 of 2

**Recording Requested by and**

when recorded return to:  
Kenmore Vintage Condo  
4733 N Kenmore Ave Unit #5  
Chicago IL 60640

**Prepared By:**

Kenmore Vintage Condo/Colleen Hehmann Treasurer  
4733 N Kenmore Ave #5  
Chicago IL 60640

To: The Recording Officer of Cook County, Illinois, **John Brusatti**; and whom else it may concern:

**Re: Legal Description**

Section - Township - Range: 17-40-14  
Subdivision: Deering  
Condominium Declaration: 99921222  
Property Identification Number: 14-17-203-021-1010 and 14-17-203-021-1023  
Address: 4731 N. Kenmore Ave Unit 2 and Garage - 7

Notice is given that The Kenmore Vintage Condominiums Association, the undersigned lienor, has and claims a lien for unpaid common charges pursuant to 765 ILCS 605/2, and pursuant to Article 5.07, Section f - xii of the bylaws of The Kenmore Vintage Condominiums, as follows:

1. The name of the lienor is The Kenmore Vintage Condominiums Association, acting on behalf of all unit owners The Kenmore Vintage Condominiums, a condominium pursuant to a Declaration of Condominium, called the declaration and recorded on 09/29/1999, in document number 99921222 of the office of the Recorder of Deeds of Cook County, Illinois.
2. The name of the owner of the real property described below, against whose interest lienor claims a lien, is **John Brusatti** and his interest is fee simple.
3. The property subject to the lien claimed is that portion of The Kenmore Vintage Condominiums designated as **Unit 4731-2 and G-7** in the declaration and on the floor plan of the second floor of the building and garage recorded contemporaneously with and as a part of the declaration.
4. As provided in the declaration, the owner of the unit is liable for a proportionate share of the common expenses of the condominium equal to **7.24%** (Sum of Unit 4731-2 and G-7) of the total amount of the common expenses.
5. As provided in the declaration, and in the bylaws of the condominium, amounts assessed as common expenses remaining unpaid constitute a lien against the unit with respect to which the assessment was made.
6. As recited in the deed to the unit, accepted by John Brusatti as grantee, and recorded on 09/29/1999, in the office of the Recorder of Deeds of Cook County, Illinois, in document number 99921222, the unit is 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 unit owner.

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3,586.90

7. Common charges and accrued interest, in the total amount of ~~\$3,548.90~~ are and remain due and owing with respect to the unit:

Dates	Aggregate Common Charges	Proportion Applicable to Unit	Amount Due
<u>Assessment charges as of 6/1/08</u>	<u>\$3,308.9</u>	<u>100%</u>	<u>\$ 3,308.9</u>
<u>Late Fees as of 6/1/08</u>	<u>\$ 240.00</u>	<u>100%</u>	<u>\$ 240.00</u>
	<u>\$</u>		<u>\$</u>
<b>TOTAL DUE</b>			<b><u>\$ 3,548.90</u></b>

Filing Fee

38.00

3586.90

The undersigned, acting on behalf of all unit owners of The Kenmore Vintage Condominiums, claims a lien on Unit 4731-2 and C-7 until all amounts for unpaid common charges and accrued interest are paid.

Dated 4/5/08

The Kenmore Vintage Condominiums

KVC Board

Pat Sullivan - President

James Cappelman - Secretary

Colleen Hehmann - Treasurer

Terry Zdone - Board Member

Rohit Chandra - Board Member

Colleen M. Hehmann

[Acknowledgment]

Subscribed and sworn to before me

this 5 day of June 2008  
 at Chicago, County of Cook, State of Illinois.  
 by Colleen Hehmann only  
 Notary Public John Noel

